



PEACE RIVER REGIONAL DISTRICT

Housing Needs Assessment

**CHETWYND – DAWSON CREEK - HUDSON'S HOPE – POUCE
COUPE & RURAL AREAS**

PEACE RIVER REGIONAL DISTRICT
Housing Needs Assessment
CHETWYND, DAWSON CREEK, HUDSON'S HOPE, POUCE COUPE &
RURAL PEACE RIVER
British Columbia

Prepared for:

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Executive Summary

This study was commissioned by the Peace River Regional District in collaboration with the District of Chetwynd, City of Dawson Creek, District of Hudson's Hope, and Village of Pouce Coupe to refresh the region's understanding of its housing needs for 2024 and to meet the Province's new requirements of interim housing needs reports.

Building upon previous housing needs assessments, the team explored extensive new data on the Region from the Census, from BC Stats, from CMHC, from other public and private data bases, together with extensive engagement with stakeholder, First Nations, local government, and others to enquire as to how people are living in the Peace in 2024

Broadly, the study finds that while market housing outcomes in the Peace River Regional District are comparably good, there are housing gaps through which some, especially more vulnerable neighbors are falling through.

Using the province's updated 2024 housing needs report methodology, we find that the region is expected to build 1,045 units in the coming five years and 3,991 units in the next twenty years. This amounts to a 4.2% increase in five years and a 16% increase over twenty years. There are limitations to this methodology,

Table 1: Projected Housing Needs for 5 Years and 20 Years

Total Housing Need		
	Total - 20 Years	Total - 5 Years
Area B	475	125
Area C	575	151
Area D	549	143
Area E	277	72
Chetwynd	243	66
Dawson Creek	1,544	392
Hudson's Hope	142	45
Pouce Coupe	186	51
Total	3,991	1,045

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1. Introduction

Urbanics Consultants Ltd. has been retained by the Peace River Regional District to create a housing needs report for rural areas of the Peace River Regional District, together with the District of Chetwynd, City of Dawson Creek, District of Hudson's Hope, and Village of Pouce Coupe. This report will address economic conditions, housing markets, affordable housing availability, and projected housing needs.

The Consultant crafted this report from study and analysis of data provided by BC Stats, Statistics Canada, CMHC, Peace River Regional District and others, together with interviews with stakeholders such as affordable housing operators, business owners, non-profits, First Nations, and members of the public, in collaboration with PRRD Staff.

While Peace River residents enjoy lower housing costs and higher incomes than most British Columbians, there are still gaps in the housing market which local government can help address.

- Supporting and expanding housing for low-income and disadvantaged neighbours,
- Support for social, community and demographic change,
- Working with the ups and downs of the local economy
- Supporting the housing needs of seniors

This study is a comprehensive review of such concerns and identifies a few appropriate strategies for addressing them.

Objectives

The main objectives of the study are to:

- Review existing studies and research related to housing-oriented policies and market and non-market rate housing in the community.
- Collect in convenient and format economic and demographic data on factors that contribute to the availability and need for housing.
- Review existing studies and research related to the housing-oriented policies and market and non-market rate housing in the community.
- Analyze population, socio-economic and employment trends to develop a full picture of the community, how people work, and what they need.
- Review and analyze the local and regional housing policies, bylaws, tools, incentives, and programs to support affordable housing.
- Examine the current housing market characteristics and develop a comprehensive housing profile, including housing stock (market and non-market rate housing), vacancy, rental revenues, and sale prices, dwelling type preferences (single-family, townhouse and apartments) and tenure preferences.
- Estimate the housing needs over the next 5 to 20 years.
- Identify and prioritize strategies to address any current and anticipated gaps in the housing continuum.
- Provide strategies to address the breadth and depth of housing issues in the community.
- Meet the requirements for a British Columbia Housing Needs Report as updated in 2024.

Study Limitations

As with all studies, there are limitations. It is unfortunate that for smaller jurisdictions the full set of data that might be available for major metropolitan areas is unavailable. The survey size of some communities and some populations may suggest greater hesitance in interpreting results. Nonetheless, the team was able to put together a considerable amount of high-quality data.

Data and statistics for the report was sourced from a variety of government (federal, provincial, regional, municipal) and private sector sources (real estate boards, commercial brokerages, subscription-based data services). One of the key limitations of this study is that census data is reflecting 2021 conditions. These are now 3 years out of date and will be replaced by new data in 2026-2027 when a new census is conducted. Census data is subject to random rounding up or down, so any figures from the Census should be read as plus or minus 10.

2021 was perhaps the most peculiar year in living memory for demographics. The Covid-19 Pandemic had massively changed economic activity 2020-2022. Pandemic response had injected large amounts of public money into the economy, including Canada Emergency Response Benefit (CERB) funds paid to out-of-work residents, often more than they made previously. The Canada Emergency Wage Subsidy (CEWS) kept businesses afloat with money they may have not earned without the pandemic. Shrunk employment tended to disproportionately effect lower income households, biasing income statistics up.

Additionally, the inflation seen the last several years mostly happened after May 2021 when the Census was conducted. According to the Bank of Canada, a dollar in 2021 is worth the equivalent of \$1.13 in today's money (13% inflation), and this change has not fallen evenly across the economy.

The methodology for calculating housing needs is one provided by the province. It is not a market-based measure, and its outputs do not imply that anyone will be able to afford and build the housing estimated to be needed. It does include a 'demand factor' for municipalities, however this multiplier is a black-box number provided by the province with minimal explanation other

than it is supposed to reflect housing demand. The housing needs methodology is, though, multi-faceted, and does include concerns such as homelessness, suppressed household formation, rental vacancy rates, and projected growth.

As with all market studies of this sort, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have had to be made. These forecasts are made with great care and are based on the most recent and reliable information available. While specific assumptions may be noted throughout the report, the following general assumptions also apply:

- Real G.D.P. growth and other economic indicators for the area will not significantly differ from the projections indicated in the study over the course of the study period.
- Actual population growth rates will occur relatively consistent with those employed in this study.
- No unforeseen economic or political events will occur within the study period on a national, provincial, or local level, which would significantly alter the outcomes of the study's analyses. Short-term fluctuations are likely to occur, but long-term gradual growth rates should prevail.
- The demand and market analyses are based on estimates, assumptions and other information developed using provincially mandated methodology.

Should these or any of the other assumptions noted in this study be undermined by the course of future events, the Consultant recommends that the study's findings be re-examined.

All sources for data tables and figures are from the Census (1996-2021) and analytical work by the consultant unless otherwise stated.

Report Structure

The following outlines the structure of the report:

1. Introduction

The Introduction provides the overall objectives for the study, the methodology, and key limitations.

2. Community Context

This section examines the economic and geographic circumstances the community finds itself in. These circumstances constitute fundamental drivers of housing need. Over the course of this section, a demographic and economic profile of the community will be developed, using official data, third party data, as well as insights from industry professionals. This section will further examine growth trends in the community over previous decades, and project population growth into the future.

3. Housing Supply

This section will investigate the existing stock of homes in Peace River Regional District, by type and tenure. Sales and rental activity will be examined, and non-market housing supply will be investigated. Housing quality will be examined, looking at suitability, adequacy, and affordability, as well as the portion of households experiencing Core Housing Need. This section will be based on Census data, property information, original research and other available data sources.

4. Housing Market Characteristics

This section will examine the state of the rental and for-sale markets in the community, including affordability levels by typology, tenure, and household type.

5. Current Gaps in the Housing Market

This section will examine where the housing stock falls short of present needs for types, tenures, and levels of affordability, based upon key housing demand factors such as population growth and household income.

6. Housing Needs Projection

Utilizing available population forecasts and Census data, this section will arrive at a projection of non-market and market housing needs for the coming decades.

7. Best Practices

This section will examine best practices in similarly situated areas for ameliorating the housing problem.

8. Housing Action Plan: Strategies

This section will explore the report's findings of both qualitative and quantitative research as well as address key issues.

Appendix 1: Implementation

This section will provide information on how previous housing needs studies have been implemented, as well as the importance of active-transportation for housing.

Appendix 2: Further Statistical Tables

Here are further charts and tables regarding conditions in Peace River Communities

Appendix 3: Housing Needs Calculations

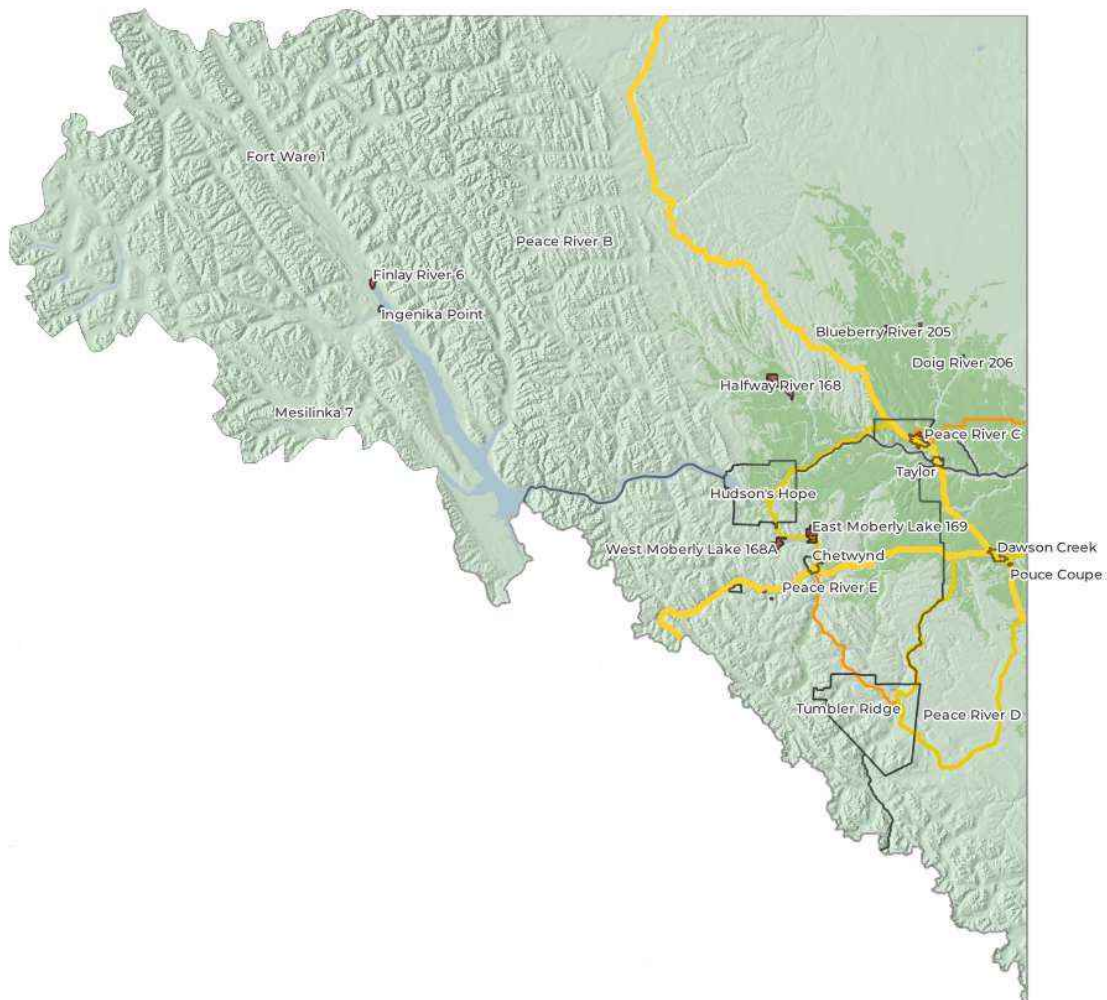
This section will provide more detailed information on housing needs calculations for each area.

2. Community Context

Location

This study is for rural areas of the Peace River Regional District, together with the District of Chetwynd, City of Dawson Creek, District of Hudson's Hope, and Village of Pouce Coupe. The Peace River Regional District spans between the

Figure 1: Regional Map

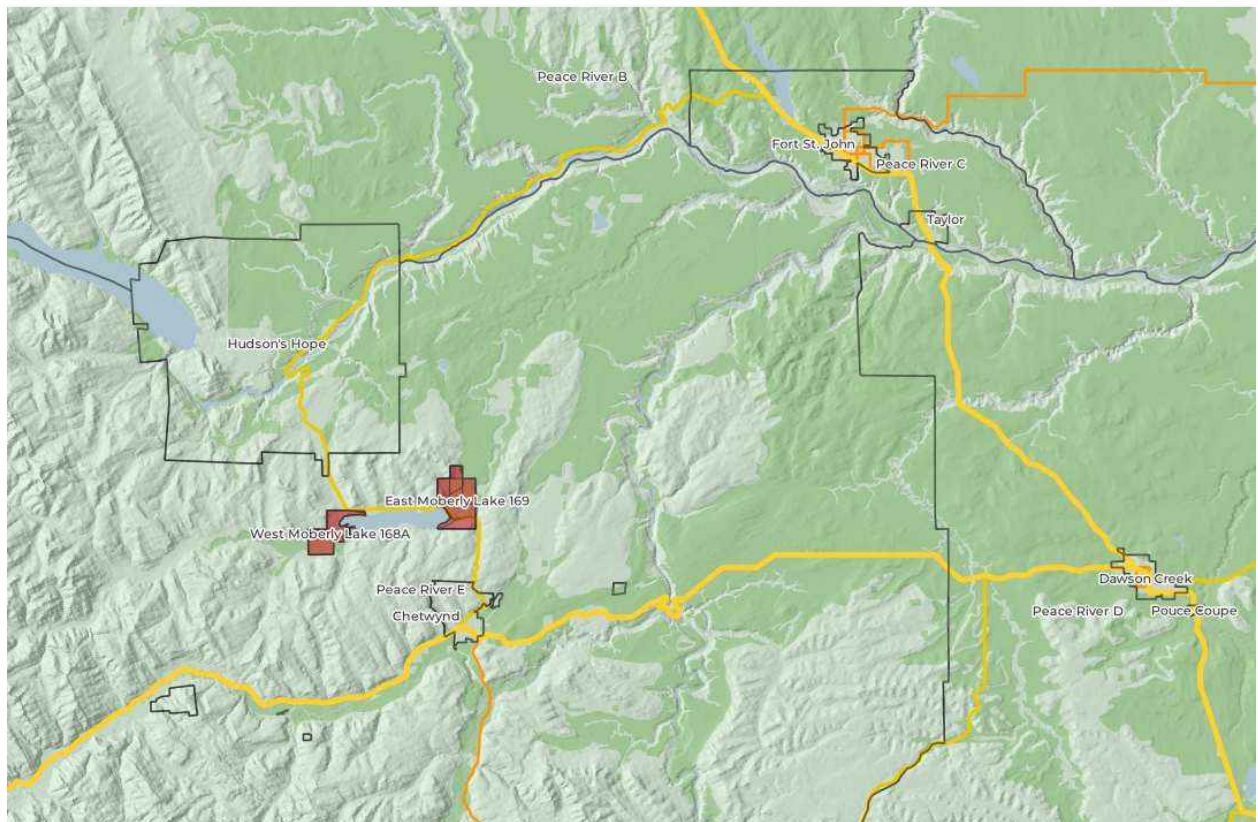


Northern Rocky mountains to the west, the Alberta Border to the east and south of the Northern Rockies Regional Municipality. The region is connected to the rest of British Columbia by Highway 97 over Pine Pass and is traversed

by the famous Alaska Highway connecting Alaska and Yukon to Alberta. Included among the region's communities are the City of Fort Saint John, the City of Dawson Creek, the District of Chetwynd, the District of Tumbler Ridge, the District of Taylor, the District of Hudson's Hope, and the Village of Pouce Coupe

The region is within the traditional territory of the Dane-Zaa (Beaver), signatories of Treaty 8 and the Metis Nation of BC Region 7. There are nine First

Figure 2: Regional Inset Map



Nations Communities within the PRRD including:

- Doig River First Nation
- Blueberry River First Nation
- Halfway River First Nation
- West Moberly First Nation
- Saulteau First Nation
- Kelly Lake Cree Nation

- Kwadacha First Nation
- Tsay Keh Dene Nation
- McLeod Lake (Tse'Kehene) Band

Provincial Economy

This section looks at the projected trajectory of the province's economy, which illustrates the economic basics of jobs, income, consumption, production and other factors that drive demand for homes across British Columbia.

Table 2: RBC Economics Provincial Outlook (June 2024)

June 2024	British Columbia							
	2018	2019	2020	2021	2022	2023F	2024F	2025F
Real GDP	3.5	2.6	-3.1	7.1	3.8	1.6	0.7	1.8
Nominal GDP	5.4	3.9	-0.5	15.8	11.0	3.4	3.7	3.5
Employment	1.8	2.7	-6.3	6.2	3.2	1.6	1.8	0.7
Unemployment Rate (%)	4.6	4.8	9.1	6.6	4.6	5.2	5.8	5.8
Retail Sales	2.6	1.3	1.8	12.6	3.1	-0.1	0.2	2.3
Housing Starts (,000s)	40.9	44.9	37.7	47.6	46.7	50.5	51.4	54.5
Consumer Price Index	2.7	2.3	0.8	2.8	6.9	4.0	2.4	1.6

The last several years have seen something of a roller coaster in economic conditions in British Columbia and more broadly. Real GDP has been growing, though at a slower rate than in pre-pandemic years. As has been widely remarked, this growth, has been offset by fast population growth in the last two years. Inflation-adjusted economic growth is expected to increase from 0.7% in 2024 to 1.8% in 2025, which should improve per-person economic conditions as immigration levels are returned to more normal rates.

Unemployment rates are expected to have stabilized at a modest level (5.2-5.8%), which is higher than pre-pandemic, though not exceptionally high. The employment is projected to grow at a more modest pace than in previous years, but continued growth is projected by RBC. Retail sales are expected to grow at a very slow rate in 2024, (0.2%) increasing by 2.4% in 2025, lagging economic growth as households impacted by inflation and the cost-of-living act more cautiously and

RBC and other observers expect housing starts to increase compared to pre-pandemic years, with more than 50,000 housing starts projected for 2024 and 2025. To some extent this is driven by strong demand and high prices, but also

driven by new provincial policies including Transit Oriented Areas and multiplex legislation aimed at increasing homebuilding. This is, however, fragile, given increased construction costs, high interest rates, and subdued consumer sentiment. In so far as higher levels of housing starts can be encouraged, this will improve overall economic outcomes including overall growth and cost of living pressures. Under these circumstances, a high-level estimate of the trajectory of housing prices is difficult to ascertain, especially as long as construction costs remain elevated.

Inflation is expected to continue normalizing in 2024 and 2025, with inflation rates expected to fall below the Bank of Canada's 2% target in 2025 (1.6%). Concern over inflation is likely to continue, as despite declining rates of price increases, many members of the public will continue to notice the elevated price level. As of report writing, interest rates are expected to continue to fall from their post-pandemic highs to more normal rates but are unlikely to return to the low levels seen in the 2008-2018 or 2020-2022 periods.

Local Economy

The Peace Country

The Peace River Regional District is most well associated with natural resources. Among the most prominent are some of the most northerly farmlands in North America. The Peace is home to one of the world's largest earthen dams, at WAC Bennet which combined with Peace Canyon and Site C Dam provide more than 4,500 megawatts of power. The region's abundant hydrocarbon resources provide a substantial benefit to the regional economy, including natural gas as well as the famous coal mines developed in Tumbler Ridge in the 1980s. In addition to the natural resource base, the Peace River Regional District enjoys the benefits of the service economy, industry, logistics, and public services as the major components of spending and employment.

Among the most notable impacts on the Peace in recent years has been the ongoing construction of Site C Dam, a 1.1-gigawatt, \$16 billion dollar investment in hydroelectric power on the Peace River which is as of time of publication of this report presently being filled. As construction spending winds down it will reduce the impact of this project on the local economy

Table 3 shows employment by major sectors of the economy for PRRD Industries (using North American Industry Classification System (NAICS) 2-digit codes used by Statistics Canada) have been grouped in the following way:

- Tourism: accommodation & food services; arts, entertainment & recreation; and information & cultural industries.
- Business, finance, and management: finance & insurance; real estate, rental & leasing; and management of companies & enterprises.
- Public services: healthcare & social assistance; education services; administration & support; waste management & remediation; utilities & public administration.
- Manufacturing and innovation: manufacturing; construction; professional, scientific & technical services; mining, quarrying, oil & gas extraction; and agriculture, forestry, fishing & hunting.
- Trade services: wholesale trade; retail trade and transportation & warehousing.
- Other Services: repair & maintenance; personal & laundry services; religious, grant making, civic, and professional & similar organizations; and private household domestic labour.

Table 3: Employment by Sectors over Time

Major Economic Sectors	PRRD			
	2006	2011	2016	2021
Tourism	3,110 (9%)	2,890 (8%)	3,170 (9%)	3,390 (9%)
Business finance and management	1,340 (4%)	1,360 (4%)	1,365 (4%)	1,185 (3%)
Public services	6,975 (21%)	7,490 (22%)	7,675 (22%)	9,185 (25%)
Manufacturing and innovation	13,370 (39%)	13,750 (40%)	13,815 (40%)	13,645 (38%)
Trade services	7,405 (22%)	6,985 (20%)	6,645 (19%)	7,100 (20%)
Other services	1,670 (5%)	2,005 (6%)	2,040 (6%)	1,830 (5%)
Total	33,870	34,480	34,710	36,335

Looking at total employment numbers, The most important part of the Peace River economy from an employment standpoint is the 'Manufacturing and innovation' category, which for these purposes includes oil and gas extraction, mining, and agriculture in addition to manufacturing and related professional services, accounting for 38% of the workforce in 2021.

Per Census figures, Employment has remained broadly steady over the previous 15 years, increasing approximately 0.47% per year on average, or 7% over the 15 years between 2006 and 2021. While the overall composition of the labour force has remained broadly stable, there have been declining shares of the population engaged in Business, Finance, and Management (4% to 3% 2016-2021), while Public Services have increased (22% to 25% 2016-2021).

The areas under study do show some variation in employment patterns. The Tourism Sector is most prominent in Dawson Creek (12%) while in Pouce Coupe and Area C approximately zero workers work in these areas. The business sector is best represented in Pouce Coup (4%), Dawson Creek (3%) and Area C (4%), while generally comprising a small portion of the workforce. The Public Service sector is noticeable in Dawson Creek, befitting a regional hub and PRRD headquarters, and comprises 30% of the workforce resident there, while comprising nearly half (49%) of all workers in Hudson's Hope. In other areas Public services comprise 16-24% of the workforce. Manufacturing, including primary industries, is most important in Area B, where 55% of workers fit into this segment, and in general is the most important part of the labour force outside Dawson Creek and Hudson's Hope.

Table 4: Employment by Major Sector

Major Economic Sectors	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Tourism	130 (4%)	0 (0%)	175 (6%)	115 (7%)	135 (10%)	865 (12%)	60 (14%)	0 (0%)	3,390 (9%)	359,555 (13%)
Business finance and management	60 (2%)	15 (4%)	65 (2%)	35 (2%)	35 (2%)	250 (3%)	0 (0%)	15 (4%)	1,185 (3%)	172,620 (6%)
Public services	580 (20%)	95 (24%)	640 (23%)	255 (16%)	305 (22%)	2,175 (30%)	205 (49%)	95 (24%)	9,185 (25%)	849,645 (30%)
Manufacturing and innovation	1,605 (55%)	160 (41%)	1,250 (46%)	795 (51%)	625 (44%)	1,900 (26%)	70 (17%)	160 (41%)	13,645 (38%)	773,980 (27%)
Trade services	385 (13%)	100 (25%)	430 (16%)	270 (17%)	260 (18%)	1,725 (24%)	70 (17%)	100 (25%)	7,100 (20%)	573,660 (20%)
Other services	155 (5%)	25 (6%)	175 (6%)	80 (5%)	50 (4%)	315 (4%)	15 (4%)	25 (6%)	1,830 (5%)	126,430 (4%)
Total	2,915	395	2,735	1,550	1,410	7,230	420	395	36,335	2,855,890

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In the next two tables readers can find finer-grained breakdowns of the Peace River Employment Among the most notable concentrations compared to Province-wide include Mining, Quarrying and oil and gas extraction, comprising 11.5% of the labour force compared to 1% in British Columbia. This sector is most noticeable in Pouce Coupe where it comprises 19% of

Table 5: NAICS Labour Force Counts By Area

Labour Force by Industry, 2021	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Total labour force	2,445	3,230	2,520	1,415	1,275	1,920	380	380	33,545	2,657,275
Industry - not applicable	10	25	35	35	0	30	0	0	540	54,165
All industries	2,435	3,205	2,490	1,380	1,270	1,895	380	380	33,005	2,603,110
11 Agriculture; forestry; fishing and hunting	700	165	390	225	85	140	20	0	1,955	69,390
21 Mining; quarrying; and oil and gas extraction	295	480	265	190	160	580	10	75	4,165	27,375
22 Utilities	30	45	25	10	20	35	85	0	520	15,605
23 Construction	350	570	320	150	75	660	40	70	4,185	255,045
31-33 Manufacturing	80	85	115	170	265	280	0	15	1,610	164,770
Goods producing industries	1,455	1,345	1,115	745	605	1,695	155	160	12,435	532,185
41 Wholesale trade	40	150	80	20	25	200	0	15	975	85,960
44-45 Retail trade and warehousing	160	330	170	115	110	1,050	35	45	3,870	333,160
51 Information and cultural industries	185	345	180	135	125	475	35	40	2,255	154,540
52 Finance and insurance	0	0	0	10	20	60	0	0	245	77,280
53 Real estate and rental and leasing	15	60	40	10	20	155	0	15	570	101,425
54 Professional; scientific and technical services	45	105	25	25	15	95	0	0	595	64,995
55 Management of companies and enterprises	180	230	160	60	40	240	0	0	1,730	257,400
56 Admin & support; waste mgmt & remediation	0	0	0	0	0	0	0	0	20	6,200
61 Educational services	140	145	60	60	45	240	40	10	1,330	124,530
62 Health care and social assistance	190	180	170	80	50	530	20	40	2,370	211,500
71 Arts; entertainment and recreation	115	190	240	75	145	1,015	35	25	3,090	344,345
72 Accommodation and food services	30	60	60	40	0	125	15	0	620	71,705
81 Other services (except public administration)	100	95	115	65	115	680	45	0	2,525	210,570
91 Public administration	155	250	175	80	50	315	15	25	1,830	126,430
Services producing industries	1,05	1,20	1,45	30	45	355	25	20	1,875	153,665
	1,460	2,260	1,620	805	805	5,535	265	235	23,900	2,323,705

occupations, and least prominent in Hudson's Hope where only 2.4% of employees work in this sector. Agriculture, forestry, fishing and hunting occupy twice as large a proportion of the workforce in the PRRD (5.4% than in the province as a whole (2.4%) reflecting the local economy. Likely reflecting major capital projects underway at this time, the Construction sector is outsized in the PRRD, accounting for 11.5% of the work force, compared to 8.9% in British Columbia overall, and is especially noticeable in Pouce Coupe (17.7%) and Area C (15.8%). Manufacturing is particularly noticeable in Chetwynd, where 18.8% of workers are employed in manufacturing. Overall, the good producing industries are strong in PRRD (34.2% of the workforce) compared to British Columbia (18.6%)

For services, the most prominent sector is the retail trade, where 10.7% of workers find employment, similar to province wide (11.7%). Retailing is most important in Dawson Creek (14.5%), reflecting its position as a regional hub. Other services noticeable in the PRRD include Healthcare and Social Assistance (8.5%) , also concentrated in Dawson Creek, as well as the educational sector (6.5% of workers). Notably less of share than province wide are professional, scientific, and technical services (4.8% of the workforce compared to 9% province-wide. Broadly speaking, the service sector comprises 65.8% of the workforce, compared to 81.4% as seen in British Columbia as a whole, befitting a community with substantial primary industries where power, timber, oil, gas, coal, and food are produced.

Dawson Creek, as the largest community is the most impactful on the regional labor force of the study communities, accounting for 23% of all workers in the Peace River Regional District.

Peace River Regional District – Housing Needs Assessment

Table 6: NAICS Labour Force Shares by Area

Labour Force by Industry, 2021	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Total labour force										
Industry - not applicable										
All industries	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
11 Agriculture; forestry; fishing and hunting	24.0%	4.6%	14.3%	14.5%	6.0%	1.9%	4.8%	0.0%	5.4%	2.4%
21 Mining; quarrying; and oil and gas extraction	10.1%	13.3%	9.7%	12.3%	11.3%	8.0%	2.4%	19.0%	11.5%	1.0%
22 Utilities	1.0%	1.2%	0.9%	0.6%	1.4%	0.5%	20.2%	0.0%	1.4%	0.5%
23 Construction	12.0%	15.8%	11.7%	9.7%	5.3%	9.1%	9.5%	17.7%	11.5%	8.9%
31-33 Manufacturing	2.7%	2.4%	4.2%	11.0%	18.8%	3.9%	0.0%	3.8%	4.4%	5.8%
Goods producing industries	49.9%	37.3%	40.8%	48.1%	42.9%	23.4%	36.9%	40.5%	34.2%	18.6%
41 Wholesale trade	1.4%	4.2%	2.9%	1.3%	1.8%	2.8%	0.0%	3.8%	2.7%	3.0%
44-45 Retail trade	5.5%	9.2%	6.2%	7.4%	7.8%	14.5%	8.3%	11.4%	10.7%	11.7%
warehousing	6.3%	9.6%	6.6%	8.7%	8.9%	6.6%	8.3%	10.1%	6.2%	5.4%
51 Information and cultural industries	0.0%	0.0%	0.0%	0.6%	1.4%	0.8%	0.0%	0.0%	0.7%	2.7%
52 Finance and insurance	0.5%	1.7%	1.5%	0.6%	1.4%	2.1%	0.0%	3.8%	1.6%	3.6%
53 Real estate and rental and leasing	1.5%	2.9%	0.9%	1.6%	1.1%	1.3%	0.0%	0.0%	1.6%	2.3%
54 Professional; scientific and technical services	6.2%	6.4%	5.9%	3.9%	2.8%	3.3%	0.0%	0.0%	4.8%	9.0%
55 Management of companies and enterprises	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
56 Admin & support; waste mgmt & remediation	4.8%	4.0%	2.2%	3.9%	3.2%	3.3%	9.5%	2.5%	3.7%	4.4%
61 Educational services	6.5%	5.0%	6.2%	5.2%	3.5%	7.3%	4.8%	10.1%	6.5%	7.4%
62 Health care and social assistance	3.9%	5.3%	8.8%	4.8%	10.3%	14.0%	8.3%	6.3%	8.5%	12.1%
71 Arts; entertainment and recreation	1.0%	1.7%	2.2%	2.6%	0.0%	1.7%	3.6%	0.0%	1.7%	2.5%
72 Accommodation and food services	3.4%	2.6%	4.2%	4.2%	8.2%	9.4%	10.7%	0.0%	6.9%	7.4%
81 Other services (except public administration)	5.3%	6.9%	6.4%	5.2%	3.5%	4.4%	3.6%	6.3%	5.0%	4.4%
91 Public administration	3.6%	3.3%	5.3%	1.9%	3.2%	4.9%	6.0%	5.1%	5.2%	5.4%
Services producing industries	50.1%	62.7%	59.2%	51.9%	57.1%	76.6%	63.1%	59.5%	65.8%	81.4%

Table 7: Highest certificate, diploma or degree for the population aged 25-64 in private

Education Level, 2021	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
No certificate, diploma or degree	1,180 (32%)	950 (20%)	775 (21%)	530 (25%)	390 (21%)	385 (14%)	130 (20%)	135 (23%)	10,380 (22%)	565,665 (13%)
Secondary (high) school diploma or equivalency certificate	1,265 (35%)	1,740 (37%)	1,210 (33%)	760 (36%)	685 (36%)	950 (34%)	240 (36%)	195 (34%)	16,095 (34%)	1,238,000 (29%)
Postsecondary certificate, diploma or degree	1,205 (33%)	2,015 (43%)	1,705 (46%)	840 (39%)	815 (43%)	1,480 (53%)	295 (44%)	245 (43%)	21,145 (44%)	2,396,755 (57%)
Apprenticeship or trades certificate or diploma	395 (11%)	785 (17%)	640 (17%)	390 (18%)	250 (13%)	310 (11%)	90 (14%)	110 (19%)	6,340 (13%)	323,635 (8%)
College, CEGEP or other non-university certificate or diploma	505 (14%)	710 (15%)	675 (18%)	255 (12%)	335 (18%)	525 (19%)	125 (19%)	105 (18%)	7,675 (16%)	711,810 (17%)
University certificate or diploma below bachelor level	55 (2%)	100 (2%)	60 (2%)	20 (1%)	40 (2%)	65 (2%)	10 (2%)	0 (0%)	1,095 (2%)	161,600 (4%)
University certificate, diploma or degree at bachelor level or above	250 (7%)	420 (9%)	325 (9%)	165 (8%)	195 (10%)	575 (20%)	70 (11%)	25 (4%)	6,035 (13%)	1,199,710 (29%)

Education levels in the PRRD reflect the needs of the PRRD's economy.

Notably, the population without a certificate, diploma or degree is substantially higher than the provincial average (22% vs 13%). Similarly, the population with post secondary certifications, diplomas, or degrees is substantially lower (44% vs 57% province wide). Among those with post secondary, this is largely on account of fewer university degree holders (13% PRRD vs 29% of BC). Trade certifications or apprenticeship completions account of 13% of the workforce versus 9% in BC.

Post secondary education is most common in Dawson Creek, where 53% of residents of working age have some level of higher education, including 20% who are bachelor's degree holders or higher. The least educated area is Area B, where 32% of residents lack any certificate or degree, a very high rate compared to both the PRRD (22%) and British Columbia (13%) however rural areas are not otherwise systematically worse educated.

In the table below we can see the commuting patterns of residents of PRRD. The PRRD is a 'Census Division' (CD), while individual municipalities, electoral areas, and certain First Nations Reserves are classed as 'Census Subdivisions' (CSD). Across the PRRD, 70% of workers commute to the same city, town, village or electoral area where they are resident. This figure is high for municipalities 85-91%, except Pouce Coupe where it is only 17%, while being lower for Electoral Areas (25% in Area E, and a high of 64% in Area B). This is a

natural reflection of the greater number of jobs in built up areas, as shown by the high proportion of local workers in Chetwynd and Dawson Creek.

Table 8: Commuting Destination for PRRD Areas

Commuting Status	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Commute within census subdivision (CSD) of residence	1,070 (64%)	900 (40%)	630 (33%)	245 (25%)	920 (91%)	4,255 (87%)	265 (85%)	40 (17%)	16,790 (70%)	1,324,470 (65%)
Commute to a different census subdivision (CSD) within census division	525 (31%)	1,225 (55%)	1,105 (58%)	710 (72%)	75 (7%)	285 (6%)	45 (15%)	200 (83%)	5,840 (24%)	638,830 (31%)
Commute to a different census subdivision (CSD) and census division (CD) within province	85 (5%)	105 (5%)	170 (9%)	25 (3%)	15 (1%)	235 (5%)	0 (0%)	0 (0%)	1,230 (5%)	77,850 (4%)
Commute to a different province or territory	0 (0%)	0 (0%)	10 (1%)	0 (0%)	0 (0%)	100 (2%)	0 (0%)	0 (0%)	160 (1%)	8,915 (0%)

Commuting to a different census division (town, village, city, or electoral area) is much more common in Electoral Areas, where between 31 and 72% of residents commute into neighbouring areas. Small numbers of PRRD residents work outside the PRRD all together (6%), including 1% of residents commuting to other provinces or territories, presumably primarily Alberta.

A review of commute by tenure data found that place of work does not vary substantially between owners and tenants in the PRRD across municipalities and electoral areas.

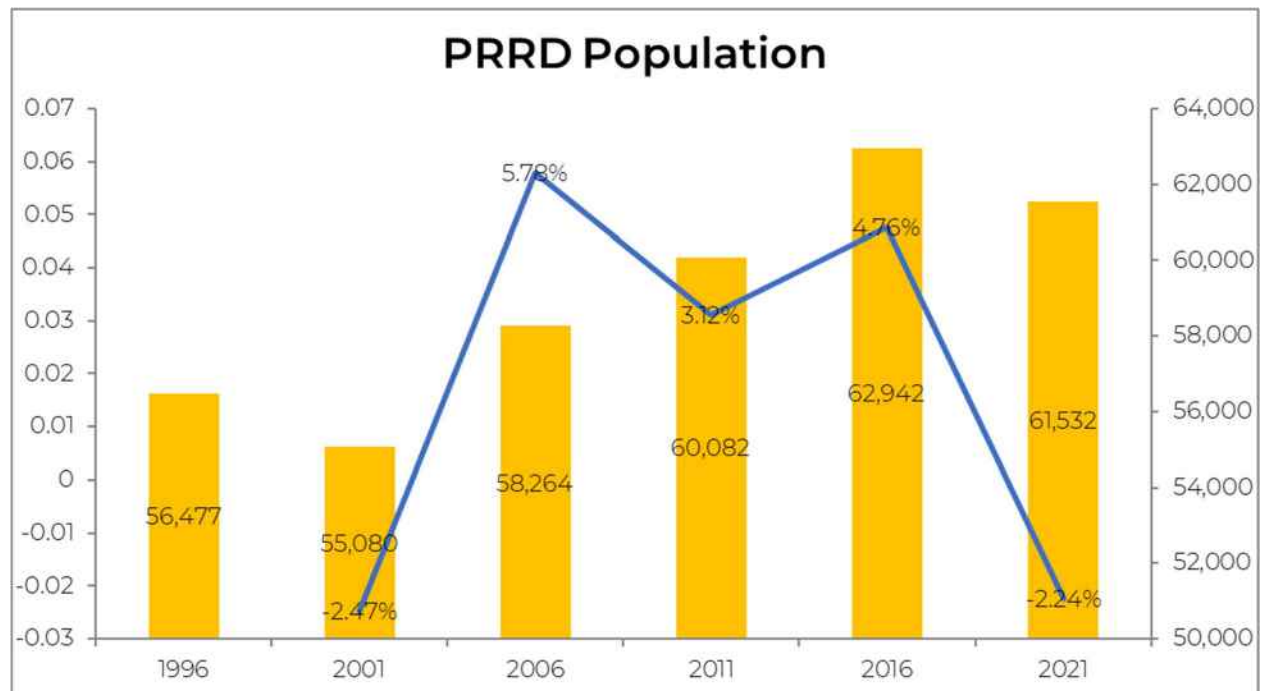
Demographic Trends

Population

The Census population of Canada has grown from approximately 32 million residents in 2006 to nearly 37 million in 2021, or approximately 360,000 people per year at an average annual rate of 1 percent. Since 2021 population growth has grown further, with Canada now estimated to have 41 million residents as of April 2024. Population growth, primarily driven by international migration has increased the population by an average of 3.6% per year since 2021. This population growth is expected to decline as immigration levels fall for both policy and economic reasons in the immediate future.

Like demographic trends across the country, British Columbia's demography points toward slight declines in birth rates, slight increases in life expectancy, growing net interprovincial migration, and increasing net international migration. These trends, along with the aging of BC's population have resulted in a steady population growth in the province from 4.1 million in 2006 to 5 million by 2021, which translates into an annual growth rate of roughly 1.3 percent during 2006 - 2021 (Census 2006 and Census 2021). Since the last Census, Statistics Canada estimates that BC Growth rates have averaged more than 3 percent, bringing the total population to 5.6 million in the first quarter of 2021.

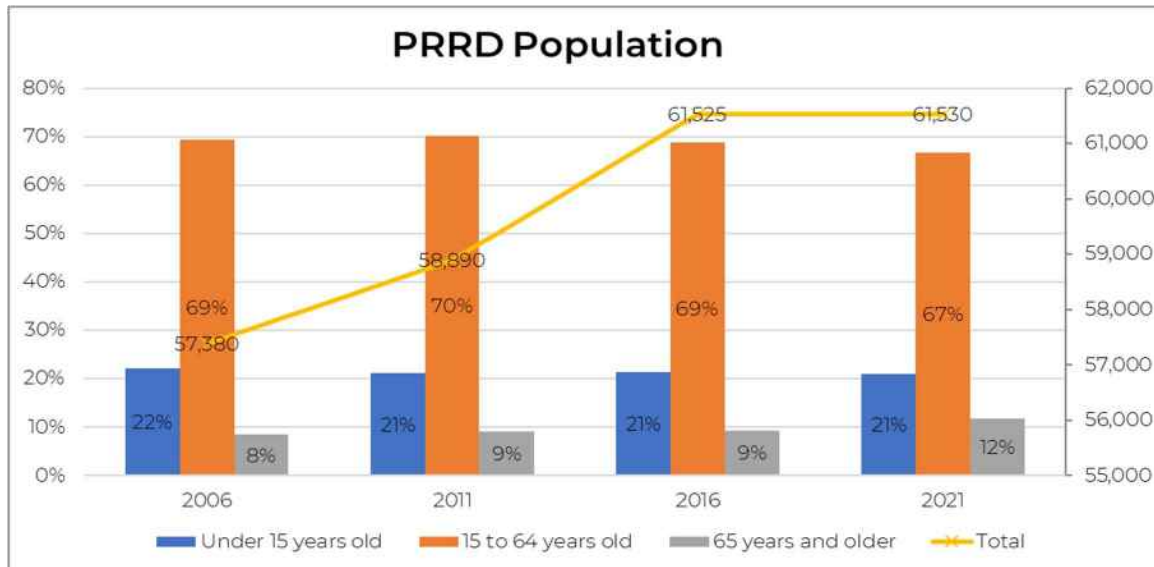
Figure 3: PRRD Population Trend (Census)



The PRRD Has seen an unsteady population level, with population growth between 2001 and 2016, but meaningful population decline between 2016 and 2021 and prior to 2001. To some extent this reflects the natural boom and bus cycle of the natural resource economy and may reflect certain pandemic-era disruptions to demographic developments. The most recent estimate from

Statistics Canada for July 2023 placed the population of the PRRD at 65,487, suggesting a steady population level.

Figure 4: PRRD Population Change by Age Group 2006-2021



The Peace River Regional District has seen several typical demographic developments in this period, an increasing proportion of residents over the age of 65, a proportion that has increased from 8% in 2006 to 12% in 2021. However, the population under 15 has held steady at 21% since the 2011 Census, with the difference being made up by a small decline in the population between the age of 15 and 64. As is further detailed in the appendices, the oldest area is

Table 9: PRRD Population Evolution, 2006-2021

PRRD Population	2006	2011	2016	2021
Under 15 years old	12,670 (22%)	12,430 (21%)	13,200 (21%)	12,955 (21%)
15 to 64 years old	39,785 (69%)	41,260 (70%)	42,360 (69%)	41,030 (67%)
65 years and older	4,925 (9%)	5,210 (9%)	5,965 (10%)	7,545 (12%)
Total	57,380	58,890	61,525	61,530
Population growth rate				
5-year growth rate		2.63%	4.47%	0.01%
Annual average growth rate 2006 to 2021	0.47%			

Hudson's Hope, where 24% of residents are 65 years or older, while in Area B 29 percent of residents are under the age of 15, the youngest in the studied areas.

Demographically, Peace River communities are quite rural, with small town geography. Understandably, Electoral Areas have quite low-density populations, ranging between one person per hundred square kilometers in Area B to 10.5 people per kilometer in Area C, corresponding to Area's C's greater level of development encircling the municipalities of Fort St. John and Taylor.

Table 10: Population Density of PRRD Communities

<i>Area</i>	<i>People Per Square Kilometer</i>
<i>Area B</i>	0.1
<i>Area C</i>	10.5
<i>Area D</i>	0.4
<i>Area E</i>	0.2
<i>Chetwynd</i>	36.2
<i>Dawson Creek</i>	461.1
<i>Hudson's Hope</i>	1.0
<i>Pouce Coupe</i>	370.3
<i>PRRD</i>	0.5
<i>British Columbia</i>	5.4

Source: Census 2021, Urbanics Consultants Ltd.

Individual Areas in the study area have seen divergent demographic trajectories. Dawson Creek has seen population growth in every census since 2006 and Area B has seen population growth in each Census since 2011, while other areas have seen declines or steady population levels. Dawson Creek saw 2.4% population growth between 2016 and 2021, much slower than BC or Canada Wide, while most areas saw substantial population contraction, ranging from 7.7% in Chetwynd to 19.8% in Area D and Hudson's Hope. It should, however, be kept in mind that population figures are from a Pandemic Year, and will have various quirks associated with severely disrupted living and working patterns seen in May of 2021.

Table 11: Demographic Evolution by Area

Area B Population	1996	2001	2006	2011	2016	2021
Total	5,041	4,997	5,205	5,150	5,285	5,300
5-year growth rate		-0.87%	4.16%	-1.06%	2.62%	0.28%
5-year change		-44	208	-55	135	15
Area C Population	1996	2001	2006	2011	2016	2021
Total	5,251	5,830	6,340	6,390	6,710	5,945
5-year growth rate		11.03%	8.75%	0.79%	5.01%	-11.40%
5-year change		579	510	50	320	-765
Area D Population	1996	2001	2006	2011	2016	2021
Total	6,020	5,857	5,545	5,195	5,720	4,585
5-year growth rate		-2.71%	-5.33%	-6.31%	10.11%	-19.84%
5-year change		-163	-312	-350	525	-1,135
Area E Population	1996	2001	2006	2011	2016	2021
Total	3,285	3,142	3,025	2,745	2,945	2,640
5-year growth rate		-4.35%	-3.72%	-9.26%	7.29%	-10.36%
5-year change		-143	-117	-280	200	-305
Chetwynd Population	1996	2001	2006	2011	2016	2021
Total	2,980	2,591	2,620	2,600	2,465	2,275
5-year growth rate		-13.05%	1.12%	-0.76%	-5.19%	-7.71%
5-year change		-389	29	-20	-135	-190
Dawson Creek Population	1996	2001	2006	2011	2016	2021
Total	11,125	10,754	10,890	11,245	11,785	12,070
5-year growth rate		-3.33%	1.26%	3.26%	4.80%	2.42%
5-year change		-371	136	355	540	285
Hudson's Hope Population	1996	2001	2006	2011	2016	2021
Total	1,122	1,039	1,010	960	985	790
5-year growth rate		-7.40%	-2.79%	-4.95%	2.60%	-19.80%
5-year change		-83	-29	-50	25	-195
Pouce Coupe Population	1996	2001	2006	2011	2016	2021
Total	894	833	650	710	795	720
5-year growth rate		-6.82%	-21.97%	9.23%	11.97%	-9.43%
5-year change		-61	-183	60	85	-75

Household Trends

In this section we shall examine households in PRRD Study Areas. While household sizes have trended downward in most jurisdictions over time, variation across the study areas is noticeable. Area D has the largest households, where the average private household has 3.2 members. The smallest households are found in Hudson's Hope, where household size has reached only 2.1 people per household.

One person households are most common in Municipalities, where they comprise 32-37% of households, where in rural areas they account for only 16-26% of households. 5 or more person households are more common in rural areas, as shown below where between 9 and 21% of households in Electoral areas have five or more members. Comparably, only 5 or 6% of municipal households have five or more residents.

Table 12: Household Size

Household Size,	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
1 person	330 (19%)	465 (20%)	255 (16%)	285 (26%)	320 (32%)	1960 (36%)	140 (37%)	115 (37%)
2 persons	570 (33%)	925 (41%)	595 (36%)	445 (41%)	335 (34%)	1705 (32%)	145 (38%)	100 (32%)
3 persons	245 (14%)	340 (15%)	180 (11%)	130 (12%)	150 (15%)	800 (15%)	40 (11%)	40 (13%)
4 persons	235 (14%)	295 (13%)	275 (17%)	125 (12%)	135 (14%)	600 (11%)	35 (9%)	35 (11%)
5 or more persons	345 (20%)	250 (11%)	340 (21%)	100 (9%)	55 (6%)	340 (6%)	20 (5%)	20 (6%)
Total - Private households by household size	1725	2270	1645	1085	990	5405	380	315
Number of persons in private households	5300	5945	5290	2640	2275	12070	790	720
Average household size	3.1	2.6	3.2	2.4	2.3	2.2	2.1	2.3

Household Types are described in the following table. The most common household type in PRRD and BC as well as in all study areas is a One-census family household, which is defined below. These households are 64% of households in PRRD, 62% in BC, and between 57% of households in Dawson Creek and 76% of households in Electoral Areas B and C. Families with Children comprise 38% of PRRD households, modestly higher than the 34% seen Province-wide, and are more common in Electoral Areas than Municipalities, where between 34% (Area E) of households and 46% percent (Area B) of households have children. In Municipalities, between 26% (Hudson's Hope) of households and 38% of households (Pouce Coupe) have children.

Census family is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children. *Statistics Canada 2021 Census Dictionary*

In addition to families, 'non-family households' correspond to approximately 35% of households in PRRD, somewhat concentrated in Municipal Areas rather

than Electoral Areas. These are primarily composed of one-person households, which comprise 30% of PRRD Private Households, compared to 29% in BC writ-large. Two-or-more-person non-family households, often roommate arrangements, constitute a small share of the households, mostly commonly in Dawson Creek (6%), and comprise 5% of PRRD Households overall. Additionally, there are small numbers of multiple-family households, however these figures are for most areas under consideration so few as to be substantially influenced by Census data rounding practises.

Table 13: Private Households by Household Type

Private Households by Household Type	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
One-census-family households	1,315 (76%)	1,730 (76%)	1,350 (74%)	770 (71%)	625 (63%)	3,070 (57%)	230 (61%)	190 (60%)	15,885 (64%)	1,270,210 (62%)
Without children in a census family	515 (30%)	835 (37%)	700 (38%)	400 (37%)	270 (27%)	1,160 (21%)	125 (33%)	75 (24%)	6,540 (26%)	571,815 (28%)
With children in a census family	800 (46%)	895 (39%)	650 (36%)	370 (34%)	355 (36%)	1,905 (35%)	100 (26%)	120 (38%)	9,345 (38%)	698,400 (34%)
Multiple-census-family households	35 (2%)	35 (2%)	25 (1%)	10 (1%)	15 (2%)	50 (1%)	0 (0%)	10 (3%)	305 (1%)	61,885 (3%)
Non-census-family households	375 (22%)	510 (22%)	445 (24%)	305 (28%)	350 (35%)	2,285 (42%)	150 (39%)	115 (37%)	8,715 (35%)	709,745 (35%)
One-person households	330 (19%)	465 (20%)	385 (21%)	285 (26%)	320 (32%)	1,960 (36%)	140 (37%)	115 (37%)	7,415 (30%)	600,425 (29%)
Two-or-more person non-census-family households	40 (2%)	40 (2%)	60 (3%)	20 (2%)	35 (4%)	325 (6%)	10 (3%)	0 (0%)	1,300 (5%)	109,315 (5%)
Total - Private households by household type	1,725	2,270	1,820	1,085	990	5,405	380	315	24,900	2,041,830

Household Income

This section details the total annual household income between study areas, Peace River Regional District and British Columbia based on the 2021 Census. The total household income is the sum of the total incomes of all members of that household before income taxes and deductions. It includes income from:

- Employment income from wages, salaries, tips, commissions, and net income from self-employment.
- Income from government sources, such as social assistance, child benefits, employment, Insurance, old age security pension, pension plan benefits and disability income.
- Income from employer and personal pension sources, such as private pensions and payments from annuities and RRIFs.

- Income from investment sources, such as dividends and interest on bonds, accounts, GICs and mutual funds; and,
- Other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships.

The Census for 2021 was during the pandemic, and income reflects household annual income for 2020, reflecting the most recent completed year available for census takers. 2020 was an unusual year financially, with some of the heaviest job losses in living memory as well as substantial supports from senior government such as CERB in effect for much of the year to stabilize consumption and sustain pandemic-affected households.

The Peace River Regional District has a broadly similar income distribution to the province overall, with a larger proportion of households earning over \$100,000 per year (48% to 42% in BC). This is largely accounted for due to households earning between \$150,000 and \$199,999 per year, which are more common in the Peace than province wide.

Broken out into Municipalities and electoral areas, Area C has the largest percentage of households earning over \$100,000 (62%) while Hudson's Hope has the fewest (38%). Households earning less than \$30,000 are most notable in Area D, where they account for 10% of households. In Pouce Coupe figures assert that 0% of households earned in this range in 2020, however this may be due to small population level as well as rounding issues.

Table 14: Income Distribution

Household Income (2020)	PRRD		BC	
	#	%	#	%
Under \$5,000	250	1%	30,435	1%
\$5,000 to \$9,999	130	1%	13,340	1%
\$10,000 to \$14,999	205	1%	19,155	1%
\$15,000 to \$19,999	440	2%	41,945	2%
\$20,000 to \$24,999	835	3%	82,295	4%
\$25,000 to \$29,999	765	3%	63,840	3%
\$30,000 to \$34,999	625	3%	64,805	3%
\$35,000 to \$39,999	820	3%	75,450	4%
\$40,000 to \$44,999	775	3%	73,365	4%
\$45,000 to \$49,999	770	3%	73,380	4%
\$50,000 to \$59,999	1,540	6%	145,085	7%
\$60,000 to \$69,999	1,495	6%	139,485	7%
\$70,000 to \$79,999	1,350	5%	130,800	6%
\$80,000 to \$89,999	1,530	6%	122,210	6%
\$90,000 to \$99,999	1,340	5%	113,390	6%
\$100,000 to \$124,999	3,115	13%	235,925	12%
\$125,000 to \$149,999	2,660	11%	178,470	9%
\$150,000 to \$199,999	3,400	14%	222,145	11%
\$200,000 and over	2,840	11%	216,315	11%
Total - Household total income groups in 2021 for private households	24,900	100%	2,041,830	100%
Under \$30,000	2,625	11%	251,010	12%
\$30,000 to \$59,999	4,530	18%	432,085	21%
\$60,000 to \$99,999	5,715	23%	505,885	25%
\$100,000 and over	12,015	48%	852,855	42%

Of note, 29% of PRRD households earned under \$60,000 per year, compared to 33% of BC Households.

Table 15: Household Income by Area

Household Income (2020)	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
	%	%	%	%	%	%	%	%
Under \$5,000	0%	1%	1%	2%	2%	1%	0%	0%
\$5,000 to \$9,999	0%	1%	0%	0%	0%	0%	0%	0%
\$10,000 to \$14,999	1%	1%	2%	0%	0%	1%	0%	0%
\$15,000 to \$19,999	0%	2%	2%	0%	0%	2%	0%	0%
\$20,000 to \$24,999	2%	1%	2%	3%	2%	6%	9%	0%
\$25,000 to \$29,999	4%	1%	3%	3%	5%	4%	0%	0%
\$30,000 to \$34,999	4%	1%	4%	2%	0%	3%	0%	0%
\$35,000 to \$39,999	3%	2%	2%	2%	5%	4%	8%	0%
\$40,000 to \$44,999	3%	1%	3%	3%	3%	3%	5%	0%
\$45,000 to \$49,999	3%	3%	4%	5%	3%	4%	0%	0%
\$50,000 to \$59,999	5%	4%	5%	7%	6%	7%	9%	8%
\$60,000 to \$69,999	6%	4%	8%	4%	5%	7%	0%	11%
\$70,000 to \$79,999	4%	3%	4%	5%	5%	7%	5%	10%
\$80,000 to \$89,999	9%	6%	4%	6%	7%	6%	0%	8%
\$90,000 to \$99,999	8%	6%	4%	4%	6%	6%	8%	0%
\$100,000 to \$124,999	12%	12%	11%	10%	14%	12%	5%	14%
\$125,000 to \$149,999	9%	12%	12%	14%	11%	9%	12%	8%
\$150,000 to \$199,999	16%	16%	14%	18%	14%	10%	12%	10%
\$200,000 and over	8%	22%	14%	10%	13%	8%	9%	11%
Total - Household total income groups in	100%	100%	100%	100%	100%	100%	100%	100%
Under \$30,000	7%	7%	10%	7%	9%	14%	9%	0%
\$30,000 to \$59,999	18%	12%	18%	20%	16%	21%	22%	8%
\$60,000 to \$99,999	27%	19%	21%	18%	22%	26%	13%	29%
\$100,000 and over	45%	62%	51%	53%	51%	39%	38%	43%

Furthermore, the study looked at the distribution of household income by type of household. The median income has been used in this instance to compare the middle-of-the-distribution incomes of various types of households. The PRRD has a median household income of \$97,000 as of 2020, 114% of BC's median household income. The highest income household type in the Peace River was that of Couple-with-Children Families, which had a median income of \$144,000, or 104% of BC's average for such families. The least well-off household was 1-person households, reflecting the typically younger, less established nature of such households (\$52,000). Notably, Lone-parent families comprised the only examined category where PRRD residents had a lower median income than British Columbia overall (96%).

Table 16: Median Total Household Income by Area

Median Total Household Income (2020)					
	Area B	Area C	Area D	Area E	Chetwynd
Economic families					
Couple-only family	\$85,000	\$118,000	\$95,000	\$104,000	\$122,000
Couple-with-children family	\$120,000	\$170,000	\$151,000	\$151,000	\$150,000
Lone-parent family	\$64,500	\$79,000	\$73,000	\$91,000	\$62,400
Family income	\$106,000	\$138,000	\$120,000	\$124,000	\$127,000
1-person households	\$44,400	\$64,000	\$46,400	\$47,200	\$64,500
2-or-more person households	\$107,000	\$139,000	\$121,000	\$125,000	\$131,000
Median household income	\$94,000	\$124,000	\$101,000	\$102,000	\$104,000
	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Economic families					
Couple-only family	\$104,000	\$83,000	\$93,000	\$108,000	\$93,000
Couple-with-children family	\$132,000	\$144,000	\$118,000	\$144,000	\$138,000
Lone-parent family	\$66,000	\$66,500	\$56,800	\$67,500	\$70,500
Family income	\$105,000	\$105,000	\$105,000	\$118,000	\$107,000
1-person households	\$45,200	\$44,000	\$54,800	\$52,000	\$43,200
2-or-more person households	\$107,000	\$110,000	\$105,000	\$120,000	\$108,000
Median household income	\$81,000	\$81,000	\$86,000	\$97,000	\$85,000

Among the examined areas, there is some variation. For example, in Chetwynd incomes are higher than the PRRD overall, however, Lone-parent family incomes are lower than PRRD and BC Levels. Overall, all areas had higher incomes than British Columbia apart from Hudson's Hope and Dawson Creek, where the median household income was \$81,000.

Population Projection

The Province of British Columbia is expected to experience ongoing declines in birth rates, and increasing lifespans, as well as ongoing foreign and domestic migration. These trends result in a population that is growing, but also growing older. Over the last four Census periods, BC grew from 4.1 Million in 2006 to 5 million in 2021, translating into an annual growth rate of 1.33 percent, per the 2006 and 2021 Censuses. Since that time, Statistics Canada believes that BC's

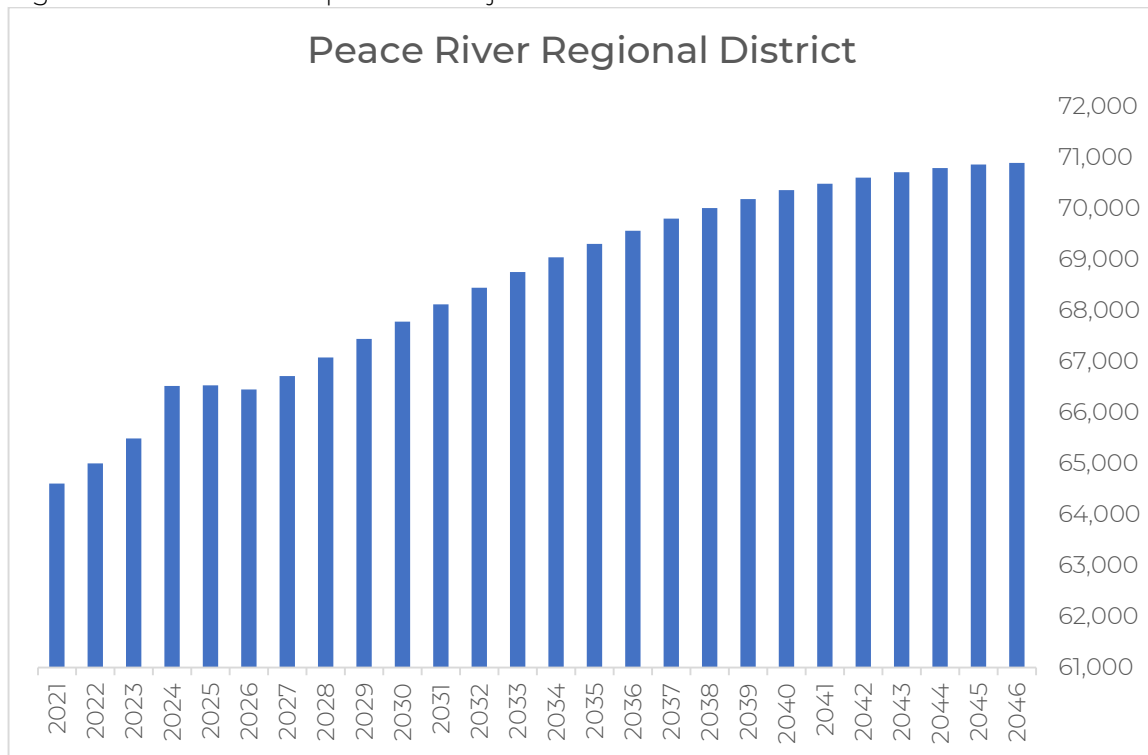
population has increased as of the Second Quarter of 2024 to 5,646,467 representing an average annual rate of 2.78 percent between 2016 and 2021 under the Statistics Canada Quarterly Population Estimates.

Net migration inflows into British Columbia over the projection may continue to top the province's overall sex ratio in favour of females, and the aging of the large baby boom cohort and higher female life expectancies may lead to there being more women than men in the province. These forces can be expected to keep the sex ratio relatively stable over the projection period at about 98 females per 100 males. In the PRRD, per the 2023 BC Population Estimate from BC Stats, there were 93 females for every 100 males, reflecting the typically lower female proportion of population in less urbanized regions. It is projected that by 2041 this ratio will be approximately 96:100.

Peace River

For this report, the consultant has utilized BC Stats Population Estimates, which are based upon the P.E.O.P.L.E projection model, which incorporates demographic data based upon expected births and deaths for a given cohort,

Figure 5: Peace River Population Projection



incorporated estimates of likely migration, information about building permits and community plans. Because its expectations about construction are taking past performance and projecting it into the future, using it as a basis for projecting housing need is somewhat circuitous. It is, nonetheless, the tool which the Province has mandated. Where projections are unavailable (such as for electoral areas) the method is to apportion projected population growth in proportion to current population.

Per this estimate, the province expects population growth to change in the following ways between 2021 and 2041:

- Overall population will grow from 64,603 in 2021 to 70,477 in 2041,
 - An annual growth rate of 0.44 percent
- Population under 15 years of age will shrink from 13,289 in 2021 to 10,044 in 2041,
 - An annual growth rate of -1.4 percent
 - A decline in population-share from 21 percent to 20 percent.
- Population 15 to 64-Years-old will grow from 43,725 to 49,792,
 - An annual growth rate of 0.65 percent
 - The population-share of 15-to-64-years old will remain 68%.

Table 17: Projected Population Change by Jurisdiction

Municipality	Year	Total	% An. Chng.	0 to 14	15 to 64	65+
Pouce Coupe	2021	795		178	502	115
	2026	776	-0.48%	156	487	133
	2041	683	-0.76%	123	472	88
Chetwynd	2021	2,415		402	1,756	257
	2026	2,351	-0.54%	370	1,678	303
	2041	2,105	-0.68%	307	1,424	374
Dawson Creek	2021	12,918		2,387	8,806	1,725
	2026	13,228	0.48%	2,263	9,035	1,930
	2041	13,699	0.29%	1,975	9,572	2,152
Hudson's Hope	2021	1,008		174	601	233
	2026	952	-1.14%	151	558	243
	2041	874	-0.71%	114	536	224
Unincorporated Areas - Peace River	2021	20,898		4,654	13,285	2,959
	2026	20,318	-0.56%	4,270	12,700	3,348
	2041	19,671	-0.30%	2,962	12,962	3,747

- Population 65 years and older will grow from 7,589 to 10,641,
 - An annual growth rate of 1.7 percent
 - 65 years and older residents will remain 12 percent of the population.

Like other jurisdictions in North America, the senior citizen population is expected to grow in most areas over the coming twenty years (apart from Pouce Coupe, where the Province projects a falling number of seniors by 2041). This paired with declines in the number of youths under 15 will leave the population much older than present.

Given the last several decades trajectory of PRRD's population, the Consultant found this outcome of generally flat population level combined with increasing numbers of older residents to be highly plausible. However, the rhythms of the natural resource economy create surges and slack in housing demand that make forecasts difficult to predict compared to other economies.

However, it should be kept in mind that this is ultimately based upon projecting past outcomes into the future. Changes in the business environment, the strength of the local economy, high cost of living elsewhere,

and other factors can create shifts in demand that are not presently foreseeable

Table 18: BC Stats Population Projections

Municipality	Year	Total	% An. Ch.	0 to 14	15 to 64	65+
Pouce Coupe	2021	795		22%	63%	14%
	2026	776	-0.48%	20%	63%	17%
	2041	683	-0.76%	18%	69%	13%
Chetwynd	2021	2,415		17%	73%	11%
	2026	2,351	-0.54%	16%	71%	13%
	2041	2,105	-0.68%	15%	68%	18%
Dawson Creek	2021	12,918		18%	68%	13%
	2026	13,228	0.48%	17%	68%	15%
	2041	13,699	0.29%	14%	70%	16%
Hudson's Hope	2021	1,008		17%	60%	23%
	2026	952	-1.14%	16%	59%	26%
	2041	874	-0.71%	13%	61%	26%
Unincorporated Areas - Peace River	2021	20,898		22%	64%	14%
	2026	20,318	-0.56%	21%	63%	16%
	2041	19,671	-0.30%	15%	66%	19%

3. Housing Supply

This section examines the housing supply in the Peace River Regional District and is focused on the occupied private dwellings in the area. While there are unoccupied dwellings or dwellings occupied by temporary residents, Statistics Canada does not make available data to nearly the same level of detail as occupied private dwellings occupied by usual residents.

Table 19: Total Private Dwellings By Occupancy and Usual Residency

Private Dwelling Types	PRRD		Ave. Annual Rate of Growth
	2016	2021	
Total private dwellings	28,746	28,683	-0.04%
Occupied by usual residents	24,264	24,902	0.52%
Vacant dwellings or dwellings occupied by temporary residents	4,482	3,781	-3.34%

As shown above, the total number of homes (occupied and not occupied) in the PRRD has remained roughly constant over the previous five years, with 29,000 private dwellings. Of these, 24,000 homes in either period were occupied by usual residents. This refers to a private dwelling where residents permanently reside, including those temporarily absent on census day.

The remainder of PRRD dwellings are dwellings occupied by temporary residents or vacant. These numbered 4,482 in 2016 and 3,781 in 2021, representing a modest decline in vacant or temporarily occupied units. This accounts for 13% of dwellings in the region. For British Columbia overall 8% of dwellings are vacant or temporarily occupied. This is a high number but is like neighbouring jurisdictions such as Buckley-Nechako or Alberta Division No. 9. Such units are most found in Chetwynd¹, where the census found 22% of units were not occupied by ordinary residents.

¹ 29.5% of Tumbler Ridge dwellings are also found to be not occupied by usual residents in 2021, however Tumbler Ridge is outside the scope of this study.

Housing Stock Trends

This section examines the form and layout of the existing housing in PRRD areas.² As can be seen in the following table, most dwellings in PRRD are single-detached houses, as defined below. However, in municipal areas this is less true. Single detached dwellings are 89% of occupied homes in Area D, compared with only 58% of occupied private dwellings in Chetwynd. Dawson Creek and Chetwynd are most notable for other housing types. There

Table 20: Dwelling Units by Typology and Bedroom Count

Occupied Private Dwelling Units by Type	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
Total occupied private dwellings	1,725	2,270	1,820	1,085	990	5,405	380	315
Single-detached house	1,360	1,810	1,620	835	575	3,305	290	280
Semi-detached, row house and duplex	40	15	10	0	175	755	25	20
Semi-detached or double house	15	0	0	0	10	110	10	0
Row house	0	10	0	0	140	335	15	0
Apartment/flat in a duplex	15	0	0	0	10	110	10	0
Apartment in a building that has five or more storeys	0	0	0	0	0	0	0	0
Apartment in a building that has fewer than five storeys	0	25	0	0	110	1,080	0	0
Movable dwelling	320	415	185	255	130	270	65	15

Occupied Private Dwellings by No. of Bedrooms	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
Total occupied private dwellings	1725	2270	1820	1085	990	5405	380	315
No bedrooms	0	0	0	15	0	45	0	0
1 bedroom	95	95	50	55	80	730	30	0
2 bedrooms	330	365	355	225	255	1445	145	55
3 bedrooms	660	845	760	425	360	1755	130	170
4 or more bedrooms	635	965	640	370	295	1435	75	80

² Statistics Canada defined dwelling types in the following ways:

Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

Semi-detached house: One of two dwellings attached side by side (or back-to-back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Apartment or flat in a duplex: One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Movable Dwelling: Either a Mobile home: A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt; OR A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

apartments, rowhouses, duplexes (including secondary suites) can be found in meaningful numbers. Movable dwellings comprise a modest proportion of the housing stock in all areas, especially in Electoral Area E where they account for 24% of occupied dwellings.

Across the Region, studio units ('no bedroom') are infrequent, only being found by the Census in Dawson Creek and Area E and accounting for less than 1% of the housing stock. By bedroom count, PRRD dwellings are relatively large, reflecting the availability of housing and incomes in the region. The most common number of bedrooms is 3, however 4-or-more bedroom houses are nearly as common, especially in Electoral Areas. 2 Bedroom units are especially common in Hudson's Hope (38%)

Table 21: Portion of Dwellings by Bedroom

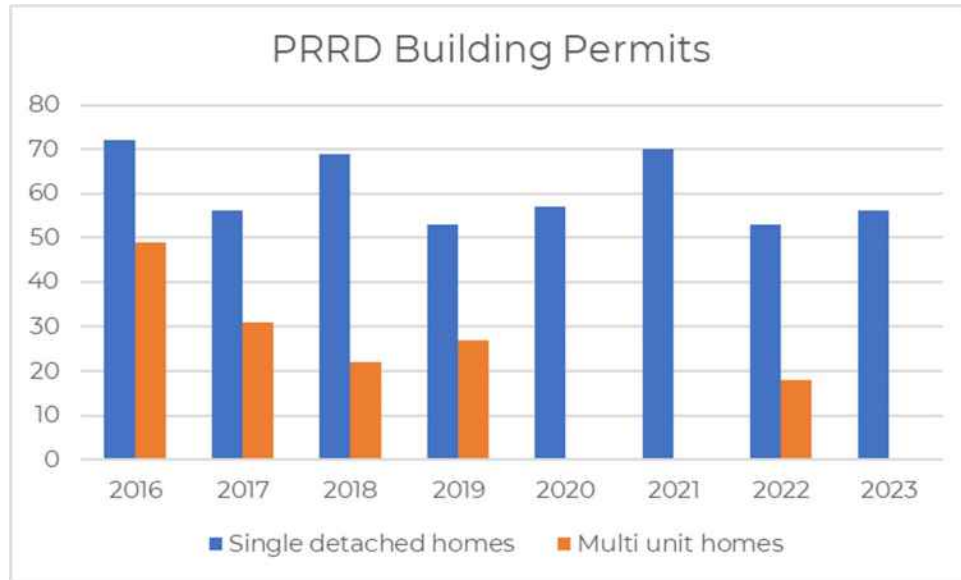
Occupied Private Dwellings by No. of Bedrooms	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
No bedrooms	0%	0%	0%	1%	0%	1%	0%	0%
1 bedroom	6%	4%	3%	5%	8%	14%	8%	0%
2 bedrooms	19%	16%	20%	21%	26%	27%	38%	17%
3 bedrooms	38%	37%	42%	39%	36%	32%	34%	54%
4 or more bedrooms	37%	43%	35%	34%	30%	27%	20%	25%

New Housing

Under provisions of the *Homeowner Protection Act*, all new homes constructed in British Columbia must be registered with BC Housing before building permits are issued. The province does not make available this data, called the BC New Homes Registry, for individual Electoral Areas, however it is available for all electoral areas collectively.

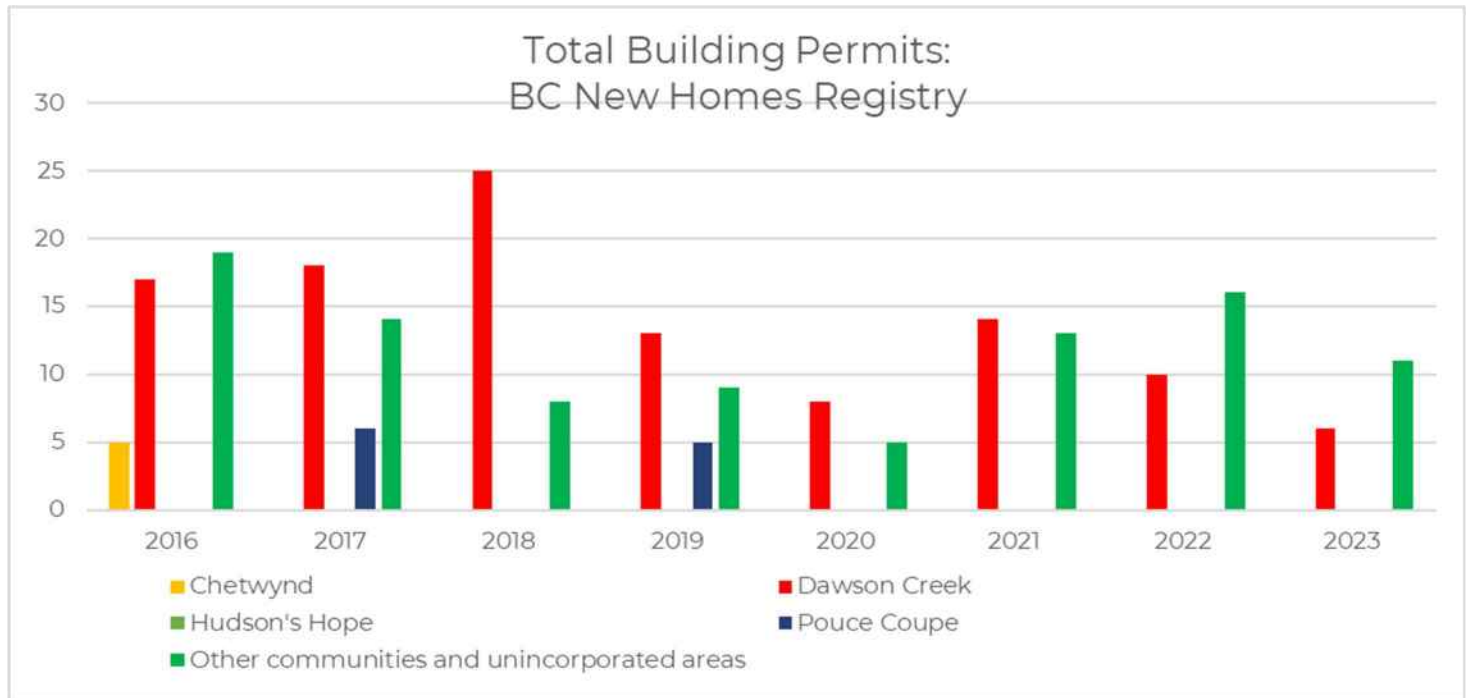
It is reported that between 57 units (2020) and 121 units (2016) were reported annually in that time. The trend between 20165 and 2023 has been modestly downward, especially with respect to Multi-unit homes. Additionally, no purpose-built rentals were reported to the BC New Homes Registry.

Figure 6: PRRD Building Permits, BC New Homes Registry



Broken down by area, in terms of reported data it appears that Dawson Creek has the most consistent homebuilding, followed by PRRD Electoral Areas

Figure 7: BC New Homes Registry by Area



("Other communities and unincorporated areas"). Multifamily housing is

primarily reported from Fort St. John, however Dawson Creek reported 10 units in 2022.

Table 22: Dwellings by Period of Constructions

Dwellings by Period of Construction	PRRD	% of total	BC	% of total
Occupied private dwellings	24,900		2,041,830	
1960 or before	2,550	10	256,175	13
1961 to 1980	8,355	34	550,690	27
1981 to 1990	3,465	14	289,940	14
1991 to 2000	3,275	13	336,310	16
2001 to 2005	1,465	6	122,860	6
2006 to 2010	2,100	8	164,170	8
2011 to 2016	2,300	9	135,725	7
2016 to 2021	1,395	6	185,970	9

Data is also available for the housing stock by period of construction for the PRRD and areas. Overall, the most common period of construction for homes in both BC and the PRRD is between 1961 and 1980. In Peace River this accounts for more than a third of all homes. In the period 2001 to 2021 29% of homes were built, while 27 percent of homes were built between 1981 and 2000. These figures are broadly like the province overall.

Housing Tenure

The Peace River Regional District had a homeownership rate of 67% in 2021, the same level as the province overall. However, this rate has trended downward since 2006 when it was 74. This amounts to 16,565 homeowning households and 7,840 renter households, along with 495 band housing and other households. The number of tenant households has increased from 5,620 in 2006 to 7,840 in 2021.

Table 23: Tenure by Area

Dwellings	2006	2011	2016	2021
PRRD				
Owners	16,530	16,450	17,080	16,565
Renters	5,620	6,540	6,860	7,840
Others (Band Housing)	190	205	325	495
Total occupied dwellings	22,335	23,195	24,260	24,900
Ownership Rate	74%	71%	70%	67%
British Columbia				
Owners	1,145,050	1,234,710	1,279,025	1,363,185
Renters	494,000	525,000	599,360	669,455
Others (Band Housing)	4,105	4,925	3,590	9,190
Total occupied dwellings	1,643,145	1,764,630	1,881,965	2,041,830
Ownership Rate	70%	70%	68%	67%

Household Maintenance

For Census purposes, a ‘household maintainer’ is equivalent to the older term ‘head of household’ and is used to ascribe individual demographic characteristics to a household. The household maintainer is the household member who pays the bills for the dwelling, and in the event there are multiple household maintainers on a given census record, the first person listed is ascribed as the household maintainer.

For the PRRD, among the 24,900 households, 81% are led by people below the age of 65, and 19% are led by people above that age. Among these, 78% of owned households are led by non-seniors, while 88 percent of rented households are non-senior lead. This reflects typical demographic patterns but is also an outcome of housing availability for younger households.

Broken out by age-bands, as seen below, renter households become a smaller part of the population as households get older. Renters comprise 68 percent of PRRD households lead by someone between the age of 15 and 24, while only 19 percent of households between the age of 65 to 74. This number goes up to 23 percent and 25 percent for 75-to-84-year-olds and 85 years or older populations, reflecting declining homeownership rates as senior citizens age. Most households (52%) are non-senior homeowner households

Table 24: Private households by age of primary household maintaner

Private households by age of primary household maintainers	Total			Owner - %	Renter - %	Owners (%)	Renters (%)
	Tenure	Owner	Renter	of Total Tenure	of Total Tenure	of Age Cohort)	of Age Cohort)
Total - PRRD	24,900	16,565	7,840				
Non-senior led households	20,205	12,980	6,870	52	28	64	34
15 to 24 years	1,370	425	930	2	4	31	68
25 to 34 years	5,020	2,625	2,310	11	9	52	46
35 to 44 years	4,950	3,245	1,625	13	7	66	33
45 to 54 years	4,200	3,070	1,040	12	4	73	25
55 to 64 years	4,675	3,620	970	15	4	77	21
% non-senior led households	81	78	88				
Senior - led households	4,695	3,585	970	14	4	76	21
65 to 74 years	2,945	2,300	555	9	2	78	19
75 to 84 years	1,315	970	305	4	1	74	23
85 years and over	435	315	110	1	0	72	25
% senior - led households	19	22	12				

Non-Market Housing

BC Housing periodically reviews and updates the types of non-market housing terms. The following terms are based on BC Housing terminology. Typical inventory of the non-market housing in a community includes:

- **Shelter:** These include year-round shelters and emergency weather response shelters. Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.
- **Transition houses:** Temporary housing for women and children fleeing violence. Transition houses provide housing, food, crisis intervention and referrals. All provincially funded transition houses have around-the-clock staff coverage. Typically, stays do not exceed 30 days.
- **Safe homes:** Provides temporary shelter and services (often for women and their children) who are facing housing crisis issues or fleeing domestic violence. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days. In addition to food and shelter, it also provides support services such as advocacy, information and referral, counselling, and transportation to appointments.

- **Second-stage housing:** Provides housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.
- **Transitional housing:** Includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. This type of housing provided for a minimum of 30 days that can last up to two or three years.
- **Below-market rental:** Below-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.
- **Co-operative housing:** Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.
- **Supportive housing:** This housing provides ongoing assistance to residents who require support to live with modest independence. It is available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. It does not include personal assistance services such as bathing, dressing, or medication assistance.
- **Seniors housing:** Affordable housing geared toward individuals aged 55 or older or a couple where at least one person is age 55 or older. Seniors live independently and typically live-in self-contained apartments that provide accessible, barrier-free design features.
- **Assisted living:** Housing that includes hospitality services (e.g., meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services). This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care; or housing in which

residents receive services related to mental health and substance use issues.

BC Housing's latest non-market housing inventory was released on March 31, 2024, and includes counts of non-market housing provided as well as service recipients. This amounts to 1,002 units, the majority of which are in Fort St. John (505 units). 411 Units are in Dawson Creek, 44 Units in Chetwynd, 7 in Pouce Coupe, 4 in Peace River B, 3 in Hudson's Hope, and 1 each in Peace River C and D.

The most common type of unit accounted for is Independent Social Housing (393 units), which includes Low Income Families (265 units) and Independent Seniors (128). The bulk of these units in the study area (159) are in Dawson Creek. There are additionally 160 Transitional Supported Assisted Living Units in the PRRD, including 83 in Dawson Creek and 6 in Chetwynd. The specific number of Supportive Seniors Housing Units, Special Needs Units, and Women and Children Fleeing Violence units is suppressed. Lastly, there are 205 PRRD Emergency Shelter and Housing for Homeless Units, including 69 in Dawson Creek. Of these, 32 are Homeless Housed, 20 are Homeless Rent Supplements, and 17 are in Homeless Shelter spaces.

Consultations with affordable housing and social service providers have identified several ongoing issues.

- A lack of low-cost rental housing for working families.
- Aging low-income housing stock.
- Challenges with permit process time.
- A lack of winter shelter beds.
- Long distance to drug addiction services.
- Availability of pet-friendly rentals for low income and vulnerable populations.

Overall, there are strong indications that there is a desire and a growing need for greater affordable housing opportunities, as well as partners on the ground

in PRRD who are well placed, provided greater resources from government and civil society partners, to deliver affordable housing projects.

Housing Suitability and Adequacy

"Housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms as calculated using the NOS. (Census 2016)"

PRRD homes almost uniformly had enough bedrooms to meet National Occupancy Standards, with only 3 percent found below suitability standard., and 5 percent in British Columbia at-large. Area B had the most 'unsuitable housing, (6%) while many areas including C, D, E, Hudson's Hope and Pouce Coupe had no such housing reported by the census.

Table 25: Housing by Suitability and Adequacy Standards

Suitability Standards	PRRD		BC	
Total - Private households by housing below standards	23,040		1,915,755	
Below the suitability standard (not suitable)	695		86,655	
% below the suitability standard (not suitable)	3		5	

Private households by housing below standards	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
Total - Private households by housing below standards	1,215	2,145	1,545	960	960	5,310	360	315
Below the suitability standard (not suitable)	70	30	0	0	25	175	0	0
% below the suitability standard (not suitable)	6	1	0	0	3	3	0	0
Below the adequacy standard (major repairs needed)	70	150	105	85	80	345	20	40
% below the adequacy standard (major repairs needed)	6	7	7	9	8	6	6	13

Adequacy, in Census parlance, refers to a given dwellings need for major repairs. Statistics Canada defined for 2021 need of repair in the following ways:

- **Regular Maintenance Needed:** Dwellings where only regular maintenance such as painting, or furnace cleaning is required.
- **Minor Repairs Needed:** Dwellings needing only minor repairs such as missing or loose floor tiles, bricks or shingles or defective steps, railings, or siding.
- **Major Repairs Needed:** Dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors, or ceilings.

In the Peace River Regional District, 6 percent of dwellings are below adequacy standards, implying that they require major repairs. This is modestly higher than BC overall (4%). The Most frequently encountered houses in need of repair are in Pouce Coupe, where 13 percent of occupied dwellings were found by the census to require major repairs, while only 6 percent of occupied dwellings in Area B, Dawson Creek, and Hudson's Hope require major repairs.

Generally, rental dwellings are less well maintained than owner-occupied dwellings, as an empirical matter. This is not a slight against tenants, but an outcome of houses not being lived in by the people responsible for their maintenance. However, in the PRRD renters are somewhat less likely than owners to live in inadequate housing needing major repairs. For the PRRD this does not appear to be a specifically noticeable issue with the housing stock.

Shelter-cost-to-income-ratio

Shelter-cost-to-income ratio (STIR) refers to the proportion of average total income of household which is spent on shelter costs. It is calculated for private households living in owned or rented dwellings and is estimated by dividing a household's total annual shelter cost by its total annual income (for households with income greater than zero) and then taking an average of the individual households' STIRs. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services.

Table 26: Shelter Cost to Income Ratios

Shelter-cost-to-income ratios	PRRD	BC
Owner and Tenant Households with Incomes > \$0 , in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio	23,040	1,915,755
Spending <30% of Income on Shelter Costs	20,195	1,530,185
Spending 30% or more of Income on Shelter Costs	2,845	385,570
Owner Households in Non-Farm Non-Reserve Private Dwellings	15,770	1,353,695
Owner Households with a Mortgage	10,460	773,665
Owner Households Spending 30% or more of Income on Shelter Costs	8%	15%
Average Monthly Shelter Costs for Owned Dwellings (\$)	\$1,430	\$1,654
Median Value of Dwellings (\$)	\$336,000	\$785,000
Tenant Households in Non-Farm Non-Reserve Private Dwellings	7,545	624,625
Tenant Households in Subsidized Housing	9.7%	11.8%
Tenant Households Spending 30% or more of Income on Shelter Costs	21%	30%
Average Monthly Shelter Costs for Rented Dwellings (\$)	\$1,155	\$1,492

For the PRRD overall, about 8% of owner households and 21 percent of tenant households spend more than 30% or more of pre-tax income on shelter costs. This figure is quite a bit than seen province wide, where 15% of homeowners and 30% of tenants are financially stretched to keep sheltered. This reflects the superior affordability of the PRRD housing stock, where the average owned dwelling in 2021 was worth 42% as much as province wide, and where shelter

Table 27: Shelter Cost to Income Ratios by Area

Shelter-cost-to-income ratios	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe
Owner and Tenant Households with Incomes	1,215	2,145	1,545	960	960	5,310	360	315
Spending <30% of Income on Shelter Costs	1,105	1,915	1,375	875	870	4,470	360	285
Spending 30% or more of Income on Shelter Costs	110	230	170	85	90	840	0	30
Owner Households in Non-Farm Non-Reserve Private	1,015	1,885	1,415	830	625	3,145	290	300
Households with a Mortgage	520	1,125	870	445	375	2,115	130	220
Spending 30% or more of Income on Shelter Costs	9%	9%	11%	8%	3%	9%	0%	7%
Average Monthly Shelter Costs for Owned Dwellings (\$)	\$1,250	\$1,674	\$1,432	\$1,106	\$1,128	\$1,334	\$775	\$1,320
Median Value of Dwellings (\$)	\$376,000	\$500,000	\$388,000	\$300,000	\$276,000	\$300,000	\$200,000	\$256,000
Tenant Households in Non-Farm Non-Reserve Private	230	295	160	140	345	2,200	70	20
Households in Subsidized Housing	8.7%	3.4%	0.0%	10.7%	7.2%	13.4%	0.0%	0.0%
Spending 30% or more of Income on Shelter Costs	9%	20%	13%	14%	20%	25%	0%	0%
Average Monthly Shelter Costs for Rented Dwellings (\$)	\$920	\$1,400	\$960	\$880	\$1,032	\$1,109	\$1,200	x

costs for tenants (rent and utilities) are only 77% of those seen in BC overall.

By area, homeowner unaffordability is most common in Area D, where 11% of homeowner households are spending more than 30% of their income to keep housed. For tenant households affordability is more troublesome in Dawson Creek, where 25% of tenant households are burdened with too-high rents and utilities. Rents are highest in Dawson Creek (\$1,109) and Hudson's Hope (\$1,200) and Area C (\$1,400), while they are lowest in Area E (\$880). Sample sizes were not large enough for Pouce Coupe for the Census to estimate rent.

Median dwelling value (home prices) were highest in Area C (\$500,000) and lowest in Hudson's Hope (\$200,000).

It's worth noting that average homeowner shelter costs are not that different from rents, though are higher in all areas except Hudson's Hope, where the sample of renters is quite small.

Core and Extreme Core Housing Need

A household is in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30 per cent or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing. "Extreme core housing need" has the same meaning as core housing need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Table 28: Core Housing Need

Core Housing Need						
Households	PRRD			British Columbia		
	Total	Owners	Tenants	Total	Owners	Tenants
Total Households	23,040	15,495	7,545	1,915,755	1,291,130	624,625
Share	100%	67%	33%	100%	67%	33%
Below Suitability Standard	695	265	430	86,655	36,330	50,325
Rate	3%	2%	6%	5%	3%	8%
Below Adequacy Standard	1,485	1,070	415	74,035	49,250	24,785
Rate	6%	7%	6%	4%	4%	4%
Below Affordability Standard	2,845	1,295	1,550	385,570	199,355	186,215
Rate	12%	8%	21%	20%	15%	30%
Below All Three Standards	-	-	-	1,665	560	1,105
Rate	0%	0%	0%	0%	0%	0%
In Core Housing Need	1,770	700	1,070	257,090	102,850	154,240
Rate	8%	5%	14%	13%	8%	25%
Extreme Core Housing Need	805	395	410	134,625	64,795	69,825
Rate	3%	3%	5%	7%	5%	11%

Per the 2021 Census, unaffordable housing afflicted 12 percent of PRRD households, 20 percent in British Columbia. Extreme Core Housing Need afflicted 3 percent of households in the PRRD compared to 6 percent in BC. Affordability was the largest driver of core housing need, with 6% of PRRD

households without properly maintained homes (adequacy) and 3% of households living in homes without a proper number of bedrooms for the composition of the household (suitability). Adequacy was slightly worse than BC overall.

Overall, 8% of PRRD households were in core housing need, and 3% in Extreme Core Housing Need, compared with 13% and 7% for BC respectively. This reflects the how there is less pressure on the housing market in Peace communities than in much of the province.

Notably, tenants are much more likely to be in core housing need than owners. 14% of tenant households are in core housing need and 5% in extreme core housing need. This effect is primarily driven by affordability, with 21% of tenant households required to spend more than 30% of their income on housing. This effect is to some extent a matter of life – tenant households are usually younger and less established. However, these statistics can be better or worse, as can be seen in the 31% of province-wide tenant households suffering from unaffordable housing.

4. Housing Market Characteristics

Housing Sales Activity

This section looks at housing sales in the PRRD. BC Assessment data for the year 2021³ has been provided, showing market sales in PRRD communities, split among various classes of property. Not every community will have the same housing types available. Additionally, Section 19(8) properties have been excluded from this analysis.

For Peace River Electoral Areas, the average single-family dwelling is estimated to have a value of \$351,000, while the average for the four studied cities, districts, and villages was \$253,000

Area B

The sales data indicates that:

- Single Family Dwellings have an average value of \$186,000.
- Manufactured homes have an observed value of \$64,000
- Large properties have an average value of \$356,000.

Area C

The sales data indicates that:

- Single Family Dwellings have an average value of \$396,000.
- Residential Dwellings with Suites have an average value of \$481,000
- Manufactured homes have an observed value of \$131,000
- Large properties have an average value of \$549,000.

³ Year is consistent with Census data used for the rest of the report.

Area D

The sales data indicates that:

- Single Family Dwellings have an average value of \$251,000.
- Manufactured homes have an observed value of \$115,000
- Large properties have an average value of \$360,000.

Area E

The sales data indicates that:

- Single Family Dwellings have an average value of \$293,000.
- Manufactured homes have an observed value of \$53,000
- Large properties have an average value of \$302,000.

District of Chetwynd

The sales data indicates that:

- Single Family Dwellings have an average value of \$266,000.
- Residential Dwellings with Suites have an average value of \$326,000
- Duplex (side by side or front / back) have an average value of \$262,000
- Manufactured homes have an average value of \$93,000
- Row houses have an average value of \$67,000
- Large properties have an average value of \$359,000.

City of Dawson Creek

The sales data indicates that:

- Strata Condos have an average value of \$120,000
- Single Family Dwellings have an average value of \$255,000.

- Residential Dwellings with Suites have an average value of \$376,000
- Duplex (side by side or front / back) have an average value of \$350,000
- Manufactured homes have an average value of \$70,000
- Row houses and Triplexes have an average value of \$253,000
- Large properties have an average value of \$630,000.

District of Hudson's Hope

The sales data indicates that:

- Single Family Dwellings have an average value of \$205,000.
- Residential Dwellings with Suites have an average value of \$300,000
- Duplex (side by side or front / back) have an average value of \$245,000
- Manufactured homes have an average value of \$109,000
- Large properties have an average value of \$237,000.

Village of Pouce Coupe

The sales data indicates that:

- Single Family Dwellings have an average value of \$223,000.
- Residential Dwellings with Suites have an average value of \$366,000
- Duplex (side by side or front / back) have an average value of \$290,000
- Manufactured homes have an average value of \$153,000
- Large properties have an average value of \$357,000.

However, all this data should be taken with due consideration of the small number of sales and resulting difficulty in accurately reflecting market values.

The Team reviewed current properties for sale through Multiple Listings Service and found that prices are plausibly like assessment values.

Rental Housing

In 2020, per the 2021 Census, the renter shelter cost (rent and utilities) in PRRD was \$1,155, or about 77% of BC-wide levels. This is based upon current rents paid by tenants, rather than current market turnover rents. This was highest in Area C (\$1,400) and lowest in Area E (\$880). This represents a 30% increase in the last 15 years, which is approximately the rate of inflation. This compares poorly with the 52% rent increase seen in BC in that time. Rents are observed to have grown fastest in Hudson's Hope (91%), though this is a small sample. And slowest in Area C (23%) where they were already highest.

Table 30: Tenant Shelter Costs

Rented Dwellings: Monthly Shelter Cost										
2021	Area B	Area C	Area D	Area E	Chetwynd	Dawson Creek	Hudson's Hope	Pouce Coupe	PRRD	BC
Median	\$ 785	\$1,280	\$ 800	\$ 900	\$ 1,010	\$ 1,020	\$ 1,080		\$ 1,100	\$ 1,370
Average	\$ 920	\$1,400	\$ 960	\$ 880	\$ 1,032	\$ 1,109	\$ 1,200		\$ 1,155	\$ 1,492
2016- Average	\$ 816	\$ 1,236	\$1,029	\$ 761	\$ 952	\$ 1,120	\$ 1,062	\$ 796	\$ 1,158	\$ 1,149
2011- Average	\$ 638	\$ 1,079	\$1,079	\$ 1,078	\$ 927	\$ 967	\$ 829	\$ 802	\$ 1,035	\$ 1,075
2006-Average	\$ 587	\$ 1,140	\$ 758	\$ 700	\$ 770	\$ 757	\$ 627	\$ 824	\$ 887	\$ 980
Percentage Increase 2006-2021	57%	23%	27%	26%	34%	46%	91%		30%	52%

While rents in PRRD Communities are not exceptionally heavy, there are nonetheless reports from social service providers and resident stakeholders of community members who are unable to secure proper housing in these conditions.

Commercial rental market data for PRRD, including 2,613 units (about one third of the total rental market) from CoStar suggested a rental rate of \$840 for studio, \$1,027 for 1 bedroom, \$1,308 for two-bedroom units and \$1,405 for three bedroom asking rents, averaging to \$1,228 per unit. This is different from the Census figure or the CMHC rental market survey as it reflects market rents that can be leased presently rather than existing leases signed previously. CoStar's data suggests a 2.1% vacancy rate as of Spring 2024. The rental vacancy rate at Q2 2021 (same data as census data) was 1.4% and market asking rents were \$1,068.

Affordability of Market Rate Housing

This section examines the extent to which market rate housing is affordable to PRRD residents. Affordable, for this purpose, has been defined using the 30 percent of gross income standing used by the Canadian Mortgage & Housing Corporation.

Shelter costs include mortgage payments, (both principal and interest), property taxes, condominium fees, along with payments for electricity, fuel, water, and other municipal services. For tenant households, shelter costs include rent as well as utilities and service payments.

For this analysis, the consultant has assumed:

- 20 percent down payment – this is the standard down payment for borrowers without mortgage insurance required for high-ratio (less than 20 percent down) loans.
- 25-year mortgage amortization – this is the standard mortgage available for Canadian borrowers, and reflects the lowest generally available monthly payments
- 6.14 percent mortgage interest – this is the current Bank of Canada average posted rate as of August 3, 2024, for five-year conventional mortgages.
- 0.25 percent insurance rate - this is to account for insurance requirements the lender may have.
- \$7.50 property tax per thousand dollars in assessed value reflecting a typical PRRD property tax rate

- Buyers are only purchasing one unit: no rental income is derived from property for bank loan purposes.

Table 31: Affordability by Typology

Dwelling Types	Sales Price	Loan Amount	Mortgage Payment (Monthly)	PITI (Annual)	Qualifying Income (Annual)	% of Households that Fall Below Affordability
Owner-Occupied						
Rural Single-Detached	\$ 351,000	\$ 280,800	\$ 1,833	\$ 25,510	\$ 85,032	43%
Muni. Single-Detached	\$ 253,000	\$ 202,400	\$ 1,321	\$ 18,387	\$ 61,291	30%
Half Duplex	\$ 350,000	\$ 280,000	\$ 1,828	\$ 25,437	\$ 84,790	43%
Mobile/Manufactured	\$ 100,000	\$ 80,000	\$ 522	\$ 7,268	\$ 24,226	8%
Strata Condominium	\$ 120,000	\$ 96,000	\$ 627	\$ 8,721	\$ 29,071	8%
Renter-Occupied			Monthly rent			
Median Rent (2021)			\$ 1,100		\$ 44,000	20%

As shown in the above diagram, most housing in the PRRD is relatively affordable, with a relatively small part of the population excluded from market. This is not unexpected in a largely rural and small-town community with limited population growth or economic pressure.

Table 32: Affordability by Household Type

Households	Median Household Income	Affordable purchase price	Rural Single-Detached	Muni. Single-Detached	Half Duplex	Mobile/Manufactured	Strata Condominium	Median 2016 Rent
			\$ 351,000	\$ 253,000	\$ 350,000	\$ 100,000	\$ 120,000	\$ 1,100
Couple-only family	\$ 108,000	\$ 585,386	✓	✓	✓	✓	✓	✓
Couple-with children	\$ 144,000	\$ 780,515	✓	✓	✓	✓	✓	✓
Lone-parent family	\$ 67,500	\$ 365,866	✓	✓	✓	✓	✓	✓
Family income	\$ 118,000	\$ 639,588	✓	✓	✓	✓	✓	✓
1 person households	\$ 52,000	\$ 281,852	✗	✓	✗	✓	✓	✓
2 or more person household	\$ 120,000	\$ 650,429	✓	✓	✓	✓	✓	✓
Household income	\$ 97,000	\$ 525,763	✓	✓	✓	✓	✓	✓

The above table examines affordability for the median income of various household and family structures. In Peace River, only the Median 1-person household is insufficiently well off to afford an average rural single detached home or half duplex. That is before considering that there are large numbers of below-average cost homes available in a given community. Market housing conditions are relatively favorable for Peace River communities. Generalized housing crisis that afflicts many communities of Southern BC is not the same sort of housing concern and requires different considerations.

5. Current Gaps in the Housing Market

While market housing in the Peace River Regional District is relatively affordable, especially compared to other BC Jurisdictions, a few issues have been identified by stakeholders suggesting that some residents of the Peace are falling through the cracks.

Non-Market Housing

The PRRD is home to several non-market housing developments. stakeholders and operators note that while local government are willing to work with them and provide permits and assistance, it is difficult to make housing developments work. In part this is a sign of success – in a more expensive town there's more rent to be collected for cross-subsidy of affordable units.

By nature, non-profit development doesn't have a lot of wiggle room. There are no profits to cushion unexpected expenses, as profits are pre-committed to providing affordable housing, and there are often higher costs to build and operate. With that narrow window of success, it's important that non-profit housing be as unburdened by costs and permitting process as practical. The more that things can be done quickly, predictably, and affordably, the more surplus there can be to sustain below-market rents and social services.

Options, working with the Province and with social services providers are on a spectrum including:

- Short term safety net housing
 - Emergency Shelters
 - Shelters for people fleeing domestic violence
- Supportive housing
 - Assisted living for seniors
 - Housing for the disabled
- Subsidized Housing
 - Independent living with below market rents

- o Mixed use market/non-market housing

Often these uses can be mixed, to provide a range of options on site meeting multiple needs as well as market revenue to reduce the need for wider subsidy.

Diverse Housing

Permissive zoning and planning are key measures to drive down the cost of floor space, even in less costly markets. At the same time, it is necessary to manage the impact of development on the wildland interface and on public infrastructure. As such, while there are important limits on the way homes are built in rural areas and small communities, it's important to be permissive.

For the most part, Rural Peace River areas outside agricultural areas are characterized by Residential zoning on large lots. Typically this is what buyers want, however provided sufficient infrastructure less land-intensive modes of development can meet niches that can serve the community, including manufactured homes which are often more affordable than site-built equivalents. Requiring less land per house also reduces the consumption of potential farmland per home ,preserving this legacy for the future.

It is good that provision for secondary units is current permitted in the OCP, as this allows for the possibility of low-cost, low impact intensification across a wide area. This can assist in addressing this issue.

Dealing with Economic Ups and Downs

In a community where economic activity and population can swing up or down depending on the price of natural gas or wheat or whether there's a big construction project underway, many institutions will have trouble attracting residents to work in key service jobs such as nurses or fire fighters or teachers. In this circumstance, people are understandably unwilling to sink their savings into buying homes where future home prices are less stable. Assisting institutions to provide quality employee housing for people whose work is important to the community can help attract such professionals and skilled workers supporting the provision of local and regional public services.

6. Housing Needs Projections

How Are Housing Needs Calculated

In the Summer of 2024 the Province provided a standardized housing needs formula. It is built from six components.

- Supply of units to reduce extreme core housing need
- Supply of units to reduce homelessness
- Supply of units to address suppressed household formation
- Supply of units needed to meet household growth over the next 5 to 20 years.
- Supply of units needed to meet at least a 3% vacancy rate.
- Supply of units needed to meet local demand (municipalities only)

This methodology is necessarily imperfect but is designed to take account of both social variables (such as homelessness, population growth estimates) as well as variables that reflect market demand such as rental vacancy rates.

The model does not directly deal in economic viability, which is a weakness. As such, the cost of construction or level of prices and rents are not incorporated. Under this scenario, it's possible for the model to generate numbers for required new housing that might not be buildable under present costs for current market rents and prices. The province has, however, provided a 'demand adjustment factor' for each municipality intended to provide some market input. The model is not attempting to create a market-based estimate of how much housing ought to be built, however. The 'local demand' figure is a black-box provided by the Province with limited background information.

Due to limits on data availability, some categories are based upon taking the region-wide estimate and portioning it out to each town, city, village, or electoral area by population. In some cases, this may result in unintuitive or unreasonable estimates, especially where Regional Districts are internally

diverse or where small population sizes create potential for outliers. Results should be interpreted considering these limitations.

First calculated is the 20-year estimate, and then the 5-year estimate based upon the province's weighting of each sub-category's importance for immediate address. For example, half the units for addressing homelessness are supposed to be delivered in 5 years, while only a quarter of the units expected for 20 years to address rental vacancy rates are supposed to be delivered in 5 years.

Please note that greater details on calculations can be found in the appendices.

Supply of Units to Reduce Extreme Core Housing Need

This statistic refers to the Census estimate of households (both renters and homeowners) for households that are regarded by Statistics Canada as having housing that has an unsuitable number of bedrooms for the household size or is in an inadequate state of repair, and the household spends 50% or more of pre-tax income on housing costs without being able to find affordable, adequate, suitable housing in the community. These figures are based upon an average across the 2006, 2011, 2016 and 2021 Censuses.

While this figure can in some cases be reduced by bringing existing homes into a state of good repair, this figure is taken conservatively to indicate new housing demand and does not account for households spending 30-50% of income on unaffordable housing.

Table 33: Housing Need from Extreme Core Housing Need

Extreme Core Housing Need				
Rate of ECHN	Mortgaged Owners (%)	Renters (%)	20-Year New Units	5-Year new Units
Area B	0.00%	1.19%	2.98	0.74
Area C	0.00%	0.75%	2.43	0.61
Area D	3.63%	5.93%	67.78	17.44
Area E	0.00%	9.38%	13.61	3.40
Chetwynd	0.00%	2.82%	10.16	2.54
Dawson Creek	0.95%	9.86%	252.94	63.24
Hudson's Hope	0.00%	5.44%	4.35	1.09
Pouce Coupe	0.00%	0.00%	-	-
Total			354.25	89.06

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

Supply of Units to Reduce Homelessness

This statistic refers to sufficient housing for people experiencing homelessness. Data is drawn from the Province's Integrated Data Project and accounts for individuals who have received income assistance and had no fixed address for three consecutive months or have stayed in a BC Housing-affiliated shelter for at least one night. As this is a regional figure this unit count is attributed to cities, towns, villages and electoral areas in proportion to population share.

Table 34: Units Required to Address Regional Homelessness

Housing Units and Homelessness					
	Local Population (Private HH)	% of Region	Regional Unhoused	20-Year New Units	5-Year new Units
Area B	5,300	8.19%	362	29.64	14.82
Area C	5,945	9.19%		33.25	16.62
Area D	4,585	7.08%		25.64	12.82
Area E	2,645	4.09%		14.79	7.40
Chetwynd	2,275	3.51%		12.72	6.36
Dawson Creek	12,070	18.65%		67.51	33.75
Hudson's Hope	790	1.22%		4.42	2.21
Pouce Coupe	720	1.11%		4.03	2.01
Total	34,330	53.0%	362	192.00	95.99

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

Supply of Units to Address Suppressed Household Formation

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples remaining in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available.

Table 35; Housing Need due to Suppressed Household Formation

Suppressed Household Formation									
Suppressed Households	15 to 24 Years Old	25 to 34 Years	35 to 44 Years	45 to 54 Years	55 to 64 Years	65 to 74 Years	75 years and over	Total - 20 Years	Total - 5 Years
Area B	1.82	1.00	-	33.10	-	65.70	1.87	118.60	29.65
Area C	-	-	-	-	23.32	28.06	61.00	112.39	28.10
Area D	-	-	3.05	0.59	-	76.36	33.18	113.18	28.30
Area E	-	-	-	45.13	-	-	-	45.13	11.28
Chetwynd	-	11.35	16.98	-	1.35	20.22	30.00	79.89	19.97
Dawson Creek	-	18.53	86.63	5.19	-	1.50	3.30	115.14	28.79
Hudson's Hope	-	2.14	-	12.94	1.49	17.06	-	33.63	8.41
Pouce Coupe	3.33	-	24.35	-	-	14.58	22.86	65.12	16.28
Total	5.15	33.02	131.01	96.95	26.16	223.48	152.21	683.08	170.78

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

These figures suggest that the number of suppressed households is concentrated among the elderly, who account for 55% of the suppressed households compared to 2006 baselines as adjusted for demographic composition. This is a counter-intuitive finding as it is usually the case that younger households have more difficulty with sustaining an independent household, however it does accord to engagement responses suggesting a strong desire for rural families to remain in connected households. Further information on these calculations can be examined in the appendices.

Supply of Units Needed to Meet Projected Growth

This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will tend to shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

Table 36: Supply of Units Necessary to Meet Projected Growth

Anticipated 20-Year Household Growth						
	Regional Growth Rate	2021 Households	Projected 2041 Local Households	Projected 2041 Region-based Households	20-Year New Units	5-Year new Units
Area B	18.57%	1,720	n/a	2,039.48	319.48	78.95
Area C		2,270	n/a	2,691.64	421.64	104.20
Area D		1,820	n/a	2,158.05	338.05	83.55
Area E		1,085	n/a	1,286.53	201.53	49.80
Chetwynd		995	893.00	1,179.81	41.41	12.84
Dawson Creek		5,405	5,965.00	6,408.94	781.97	184.56
Hudson's Hope		380	379.00	450.58	34.79	16.72
Pouce Coupe		315	287.00	373.50	15.25	7.23
Total		13,990	7,524.00	16,588.53	2,154.12	537.85

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

Moreover, caution must be taken with respect to population estimates for electoral areas. The Province's method applies regional population forecasts to individual electoral areas and applies an average of the local population forecast and regional forecast for municipalities. For internally diverse Regional Districts, this can create unintuitive or unreasonable results, however this does reflect overall regional projections. In this case, Chetwynd, Hudson's Hope, and Pouce Coupe are not projected to grow in households in their own population forecasts, however the 18.57% regional population growth applied 50% to all municipalities pulls the projections for these communities upwards.

Supply of Units Needed to Meet at Least a 3% Vacancy Rate

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condo units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 37: Supply of Units Necessary to Reduce Rental Vacancy Rates

Rental Vacancy Rate Adjustment							
	Local Vacancy Figure Used	Primary Rental Vacancy Rate	Rental Households	Target Total With Vacant	Projected Total With Vacant	20-Year new Units	5-Year new Units
Area B	No	1.40%	250	257.73	253.55	4.18	1.05
Area C	No	1.40%	325	335.05	329.61	5.44	1.36
Area D	No	1.40%	165	170.10	167.34	2.76	0.69
Area E	No	1.40%	145	149.48	147.06	2.43	0.61
Chetwynd	No	1.40%	360	371.13	365.11	6.02	1.51
Dawson Creek	Yes	9.80%	2,260	2,329.90	2,481.48	-	-
Hudson's Hope	No	1.40%	80	82.47	81.14	1.34	0.34
Pouce Coupe	No	1.40%	20	20.62	20.28	0.33	0.08
Total			3,605	3,716	3,846	23	6

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

Only Dawson Creek has an individualized rental vacancy rate under this model, (9.8%, 5.3% in 2023) however other urban centres in the CMHC 2021 Rental Market Study are available. For Fort St. John the rental vacancy rate was 11.8% and remains 5.7% in 2023. These figures together suggest that the vacancy

rate for Peace River rural communities would be similarly elevated, though vacancy rates have declined substantially between 2021 and 2023 in both Dawson Creek and Fort St. John. However, the total units called for by the vacancy rate calculation is less than one half of one percent of the overall housing needs assessment.

Supply of Units Needed to Meet Local Demand

The ‘Demand Buffer’ is intended to provide sufficient additional units to enable overall residential market ‘health’. The province applies this factor only municipalities, and for this purpose electoral areas are not expected to contribute additional housing.

This figure is based upon the number of units recommended by Extreme Core Housing Need, Homelessness, Suppressed Household Formation, and the rental vacancy rate multiplied by a municipality by municipality ‘demand factor.’ Regrettably, the province has declined to fully explain how demand factors were calculated.

The demand factor for Peace River municipalities are as follows:

Table 38: Demand Factors for PRRD

Chetwynd	0.8499
Dawson Creek	0.7494
Fort St. John	0.8531
Hudson's Hope	1.4549
Pouce Coupe	1.4549
Taylor	1.1830
Tumbler Ridge	0.4549

Source: BC Ministry of Housing, Guidelines for Housing Needs Reports – HNR Method Technical Guidance

These figures suggest that the province views Hudson’s Hope and Pouce Coupe as strong demand communities, while it view Chetwynd and Dawson Creek as low demand communities, as shown by having a Demand Factor greater or less than one.

Table 39: Demand Adjustment Unit Counts

Demand Adjustment							
	Extreme Core Housing Need	Homeless Population	Suppressed Households	Rental Vacancy Adjustment	Multiplier	20-Year new Units	5-Year new Units
Area B	n/a				-	-	-
Area C	n/a				-	-	-
Area D	n/a				-	-	-
Area E	n/a				-	-	-
Chetwynd	10.16	12.72	79.89	6.02	0.85	92.47	23.12
Dawson Creek	252.94	67.51	115.14	-	0.75	326.43	81.61
Hudson's Hope	4.35	4.42	33.63	1.34	1.45	63.64	15.91
Pouce Coupe	-	4.03	65.12	0.33	1.45	101.09	25.27
Total	267.45	88.68	293.78	7.69	4.50	583.63	145.91

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

Assessed Housing Need

Combined, these factors provide overall assessment of housing need.

Table 40: Assessment of Housing Needs

Total Housing Need		
	Total - 20 Years	Total - 5 Years
Area B	475	125
Area C	575	151
Area D	549	143
Area E	277	72
Chetwynd	243	66
Dawson Creek	1,544	392
Hudson's Hope	142	45
Pouce Coupe	186	51
Total	3,991	1,045

Source: Housing Assessment Resource Tools, Urbanics Consultants Ltd.

For the Electoral Areas and Municipalities under study, the assessment calls for a total of 3,991 units to be constructed between 2021 and 2041, with 1,045 (26% constructed between 2021 and 2026). The largest portion is allocated to Dawson Creek, with 1,544 units assessed (392 over five years).

7. Best Practices

Best practices will vary between rural and unincorporated communities in the PRRD and cities, towns and villages, however there are several practices that provide generally good advice for reducing housing needs.

These include efforts on the part of senior government and local government to encourage non-market housing and private market development.

Senior Government Policy

Some relevant provincial and federal policy for PRRD includes:

- BC Builds partnerships for surplus public land or community partners
- Grant funding for Housing Needs Reports, zoning bylaws, OCP reviews, DCC and ACC studies, infrastructure planning, demand management studies, inclusionary zoning bylaws and other efforts.
- BC Housing Private Market Rental Assistance (RAP)
- BC Seniors Home Renovation Tax Credit: Adults 65 years old and over can receive assistance in the cost of certain permanent home renovations that improve accessibility or help a senior be more functional or mobile at home.
- BC home support services: Community-based, non-medical home support services (e.g., transportation, housekeeping, etc.) that are intended to help older adults stay in their own homes.
- BC Homeowner Grant: Reduces the amount of property tax that older adults 65 and over that qualify pay for their principal residence. Additional homeowner grants are available for seniors, veterans, people with disabilities and their spouses.
- BC Property Tax Deferment: A low interest loan program that helps qualified BC homeowners pay their annual property taxes on their principal residence. Seniors, surviving spouses, people with disabilities,

parents of certain disabled children are eligible. Property taxes are paid by the Province for local government rates.

- BC Rebate for Accessible Home Adaptations: Financial assistance to undertake accessibility modifications to housing occupied by seniors or persons with disabilities.
- Canada Housing Benefit: Shelter allowance paid to working families to help make rent more affordable.
- Shelter Aid for Elderly Renters (SAFER): Shelter allowance paid to elderly renters (60 years of age and older) to help make rent more affordable, provided through BC Housing
- Purpose Built Rental GST Rebate: a 100% rebate for GST on new build purpose built rental construction
- MLI Select: CMHC mortgage loan insurance for construction of new housing based upon a flexible combination of affordability, energy efficiency and accessibility providing enhanced interest rates. This program has been recently scaled back but has constructed a great deal of the new rental stock in recent years.

Effective Measures

The Peace River Regional District and affiliated municipalities could potentially use a variety of measures to enhance the supply of more affordable housing.

- Permit smaller lots where servicing permits:
 - Where water and sewage issues allow, requiring larger lot sizes doesn't do much to further urban planning objectives, but does require more land per house.
 - Lots with sewers in R-1 PRRD areas, for example, require a quarter acre and R-2 requires a whole acre.
- Allow smaller units:

- Smaller units are not the ideal home for everyone; however, they make for cheaper housing that is more affordable to lower income households without subsidy.
- Smaller units can be the difference between subsidized housing and low-income tenants being able to independently support their own housing needs.
- Limiting density controls:
 - Provided infrastructure, there are various ways that more housing could be provided on existing lots by allowing more square footage, including larger secondary suites, less restrictive setbacks, and more dwellings per lot.
- Permitting additional multi-unit housing:
 - Multi-family housing works to bring down costs in a, by bringing down the amount of land needed for every home, and by sharing certain costs (though tends to come with higher costs per square foot to build). Multi-unit housing can be permitted in more areas, infrastructure provided.
 - These units are also able to serve as more affordable rental market housing, filling an identified need in the local market.
 - Stakeholders have noted that this would provide more options for residents.
- Enhancing provision of secondary dwelling units:
 - Secondary suites could be allowed to be larger and on easier terms. Rural stakeholders have suggested that this may help with farm succession planning.
- Restraining Development Cost Charge and Amenity Cost Charge rates
 - DCC and ACC Rates are effectively a tax on homebuilding. While some of the cost is paid by developers and landowners, empirically much of the cost of development charges ends up being born by the cost of housing. Local government can limit the size of their DCC/ACC funded infrastructure list or use a higher assist ratio while paying for more

community amenities out of property tax revenue, which tends to restrain rather than increase property prices.

- Additionally, local governments can collect different rates for housing built in existing built-up areas.
- Support for provincial multiplex legislation
 - While this legislation applies only to municipalities above 5,000, it could be voluntarily applied more widely. Additionally, local governments have tools to make this more difficult or less difficult, such as DCC/ACC rates, setback and lot coverage requirements, affordability requirements and other tools.
- Enhanced support for non-market housing
 - So far as non-market housing can be assisted with reduced property taxes and construction charges, assisted with direct aid or assistance in working with senior government, non-market housing can be made more viable.

8. Housing Action Plan: Strategies

Strategies for the Peace River

Based on the research conducted for this report, it has been determined that the Peace River Regional District has several strategies available, primarily focussing on improving the effectiveness of market housing and improving the viability of non-market housing. The following provides a range of strategies and actions for consideration by the Regional District and partner municipalities that address the key issues identified in the preceding section. To help the Regional District plan and prioritize implementation, actions listed are grouped to reflect whether they are low, medium, or high cost.

Many Regional Districts and municipalities attempt to closely align projected housing demand with increased zoned- or planned- housing capacity. However, doing so results in a significant under-supply of housing, since not all zoned capacity can or will be developed by landowners. It is important to ensure that zoned capacity is significantly more than projected demand to reduce pressure to bid-up prices for what development sites and homes do become available.

Moreover, it is important to ensure that housing provision is permitted *at scale*. The housing market is fundamentally regional, and it is key to ensure that policy changes operate at the market level. This includes coordination between the PRRD and member municipalities. As part of a larger effort to address access to housing conditions can be improved.

Encourage the development and retention of affordable housing units.

Actions:

Low Cost

- Encourage greater uptake of secondary suites and carriage houses (e.g., through policy and regulation, incentives).

- Encourage the development of duplexes, triplexes, fourplexes, and wood frame apartment buildings, which are more affordable compared to other dwelling types (e.g., through policy and regulation, incentives).
- Adopt Provincial Multiplex guidelines for setback, lot coverage, and other variables.
- Encourage the development of smaller units in line with the projected increase in one-person and two-person households, which is expected to create demand for studio, one- and two-bedroom units going forward (e.g., develop more detailed guidelines for purpose-built smaller sized rental units and secondary suites).
- Undertake regular housing assessments to enable more data-driven decision-making and help determine the level of success for affordable housing strategies. Use the same indicators across communities to compare which communities are achieving the highest affordability. With community partners, develop and apply affordable housing metrics, indicators, and targets at the neighbourhood-level and record changes over time. Some examples of indicators include:
 - Number of affordable housing units
 - Percentage of housing typologies in the neighbourhood
 - Housing affordability (households spending 30 percent or more of household income on rent or mortgage payments)
- Set targets for more affordable housing units to be built.

Medium Cost

- Establish a rent bank for specific populations in need (e.g., low income one-person or lone-parent households and low-income senior populations).
- Explore applying tax exemptions to include all new ownership units for residents. The threshold could be set at or below area median income; possible percentages include 75 percent for first 5 years, reducing to 50 percent for second 5 years. Permissive tax exemptions are allowed to regional districts and can be made to non-profit developers, as well as individuals or businesses that have contracted a partnering agreement. These can be done under the rubric of “attracting new residents and businesses and encouraging economic development” or other measures but must be guided by stated policy in Regional District financial plans.

High Cost

- Consider a land bank (i.e., a large tract of land held by a public or private organization for future development or disposition).
- Directly expand provision of servicing directly to increase supply of potential housing

Encourage more housing diversity through increased supply of entry-level housing for families and senior-appropriate housing.

Actions:

Low Cost

- Advocate to other levels of government for specific measures to address funding gaps for low-to-moderate income housing (e.g., CMHC seed funding, capital funding, subsidies, and tax incentives or other measures).
- Use regulatory measures including a density bonus program, secondary suites, carriage houses, small single-family lot sizes, demolition control, and rental net loss prevention/mitigation programs, where servicing allows.

- Conduct regular housing needs assessments of the community.
- Create effective land use policies and design guidelines for enhancing supply of affordable housing.
- Create guidelines for affordable, rental, and special needs housing.
- Promote medium-density, ground-oriented housing to address affordability and senior housing needs.
- Rezone or up-zone a specific site if a certain type of housing is developed.
- Allow small lot zoning to provide more affordable single-family units.
- Reduce setbacks.
- Reduce minimum lot sizes.
- Permit infill developments in residential neighbourhoods.
- Create housing agreements to securing affordable housing over the long term at rezonings or through voluntary covenant.
- Fast-track or streamline development applications and create guidelines to facilitate development applications involving affordable housing components.
- Restrain movement along the Step Code. Increases in Step Code requirements are associated with a 10-20% hard cost increase per step, (though energy savings are more important to PRRD households)

Medium Cost

- Use municipal entitlements and incentives (e.g., fees reduction, density bonusing) to encourage strata small parcel lots that require little to no maintenance.
- Consider providing development incentives for residents to develop their own cohousing developments, which could result in a price point that is 10

percent to 20 percent lower than market value and affordable for a larger share of the population.

High Cost

- Consider direct service provision approaches:
- Create or enhance existing housing corporations that provide housing and supports to low and moderate-income households; and,
- Develop purpose-built rental units and renovate existing buildings.
- Consider higher cost fiscal measures as an effective means to enhance the supply of low-cost market rate housing and non-market housing in the short run:
- Reduce or waive building permit fees, or property taxes for buildings owned or held by a charitable, philanthropic, or other non-profit corporation; and,
- Donate land or lease land at/or below market value for developing affordable market and non-market housing.

Increase density on properties that are already serviced with municipal water and sewer.

Actions

Low Cost

- Facilitate workshops that provide instructions to interested homeowners about how to construct a compliant secondary suite.
- Consider allowing lock-off, secondary, and micro-suites in multi-family developments.
- Consider small lots or micro-units in more thickly settled zones. For example, allow six houses on four lots facing a veranda instead of a six-plex to create a “pocket neighborhood”. Pocket neighborhoods have shown to provide great potential for creating high social capital among both senior

and multi-generational residents. This model could be based on ownership, rental, or a combination of the two.

- Encourage compact housing proposals from private developers (e.g., lot splitting, backyard infill, and fee-simple townhomes).
- Requiring newly constructed single-family detached housing to be “suite-ready” (i.e., installation of utilities and other fire and life-safety requirements in place at time of original construction) to reduce future renovation costs.

High Cost

- Providing a secondary suite grant to compensate homeowners for renovation expenses. Grants would be for 25 percent to 50 percent (maximum \$10,000) for qualified renovation expenses, subject to a rental commitment of 5 to 7 years and construction being in code compliance.

Facilitate more discussion between private non-profits, developers, and landowners concerning new affordable housing developments.

Actions:

Low Cost

- Provide information to local non-profits on how to develop and manage below-rental housing sites with partners.

Work with other orders of government, community agencies and the development community to address affordable housing needs.

Actions:

Low Cost

- Explore opportunities for innovative multi-agency cooperation with other levels of government, the development community, and non-profit housing providers.

- Advocate, in collaboration with others, for increased senior government support of local housing affordability initiatives.

Medium Cost

- Enhance the supply of seniors housing through a Housing Reserve Fund through donation of land, grants-in-aid, and waiver of property taxes or development charges for non-profit housing projects. These have been created by other Regional Districts such as Metro Vancouver, the Capitol Regional District, Cowichan Valley and several other jurisdictions.
- Participate in housing agreements to ensure that affordable housing units remain affordable in the long-term. This is particularly important when a municipality or regional district has made significant contributions in the form of land or capital and can be accomplished as part of the rezoning process.

High Cost

- Partner with the Province through Memorandums of Understanding (MOUs) to develop and operate emergency, transitional, and/or supportive housing. Under these MOUs, the municipal partner is required to provide municipal-owned land on a long-term lease, waive all application and development fees, and consider partial or full property tax exemption for the non-profit operator.

Undertake research and education to support innovations in affordable housing.

Actions:

Low Cost

- Create and maintain an inventory of affordable and accessible housing in the community.

- Research housing affordability programs and development models used in other locations, to foster innovation in housing affordability and communicate best practices.
- Collect, analyze, and provide housing data to non-market housing providers, other municipalities, community agencies, government agencies and the media, as needed, and to support housing affordability initiatives.

Medium Cost

- Consider funding additional staff resources, if required, to address key issues in this housing needs assessment.

Undertake education and advocacy to enhance understanding and support for affordable, diverse housing.

Low Cost

- Build community awareness and support for additional housing, and low-cost and affordable housing.
- Help developers and non-profit groups in accessing funding and support from senior levels of government.
- Partner with the development community, non-profit agencies, community organizations and the Federal and Provincial governments to conduct housing research and make policies for enhancing low-cost and affordable housing in the community.

Encourage an increase in the rental housing supply.

Actions:

Low Cost

- Encourage the development of designated market rental units through e.g., incentive policy programs.

- Review the Zoning Bylaw and design amendments that support purpose-built rental unit development.
- Exempt rental floorspace from maximum density allowances in cases where maximum density has been achieved according to the Zoning Bylaw (subject to servicing, parking, and urban design considerations)
- Encourage the development of building designs with a variety of innovative unit types (studios, lock-off suites, micro suites, accessible/special needs suites) and tenures, subject to design review.
- Create and manage a regional database of available rentals and apartment listings, including houses, apartments, suites, and shared accommodation. Interested applicants can fill out a “Rental Seeker Form.” A waitlist can serve as a metric for how many people need rental housing, and what type of rental housing is in demand.

Medium Cost

- Increase rental supply through:
 - Municipal incentives, density bonus, reduced parking requirements and other programs.
 - A rental housing grant program, such as was implemented by the City of Kelowna which has offered developers of purpose-built rental housing the opportunity to obtain grant funding as a measure to offset Development Cost Charges.

Promote greater accessibility in housing for seniors.

Actions:

Low Cost

- Encourage universal design standards in newer residential products. The goal of the universal design movement is to make the indoor and outdoor home environment more accessible to people of all ages and abilities. There are numerous design features that universal design guidelines

recommend; initially focus on the four main features that make homes accessible to those with impaired mobility and fine motor skill:

- Step-free entries and single floor living, which eliminate the need to navigate stairs.
- Switches and outlets reachable at any height
- Wide hallways and doors to accommodate those in wheelchairs.
- Lever-style door and faucet handles.
- Encourage secondary suites, carriage houses, and a broader variety of other dwelling types in existing neighbourhoods to allow residents to stay within their community throughout the life cycle (e.g., from single, to young family, to middle-age, to empty nesters, to senior).
- Promote medium-density, ground-oriented housing and set standards for accessible, barrier-free housing.

Appendix 1: Implementation of Housing Needs Reports

The following are statements regarding addressing housing needs identified in past studies from participating municipalities.

Chetwynd

Chetwynd has applied for provincial grants to support the Tansi Community Emergency Shelter and has collaborated with local first nations to address extreme heat issues. Chetwynd has also worked with the province to receive grants to improve bylaws and the community plan in the interest of greater housing access.

Dawson Creek

Dawson Creek understands the need to work with service organizations to strengthen awareness of senior support programs. The City has incorporated universal design principles into its OCP but is looking at methods of encouraging these provisions in the zoning bylaw. Dawson's Creek has also added language in its OCP to encourage new seniors housing to be close to amenities in a more explicit manner.

Dawson Creek recognizes the importance of facilitating the development of affordable rental housing. The city has supported non-profit applications and has identified city owned sites for potential rental housing or seniors housing, including the Grandview School lot at 1110 95 Avenue.

Dawson Creek additionally advocated to improve supports for Dawson Creek's homeless residents.

Hudson's Hope

Hudson's Hope is providing grants in aid to the Hudson's Hope Health Care and Housing Society regarding the Silver Willow Senior Facility for repairs annually and are providing letters of support for any grant applications they may pursue. Hudson's Hope has yet to finalize a land contribution agreement with the Hudson's Hope Health Care and Housing Society. BC Hydro does own

a significant amount of housing in Hudson's Hope which is vacant due to a No Pet policy, which pushes many BC Hydro employees into expensive private market rentals, however a lot of BC Hydro employee houses are due to be demolished.

Pouce Coupe

Pouce Coupe reports that they undertook a trial program for seniors involving three months of subsidized meals, housekeeping and snow removal which was well received. However this cost \$10,000 per month and was beyond the ability of Pouce Coupe's budget to support. The Village is looking at other avenues to support seniors.

Peace River Regional District

Actions undertaken by the Peace River Regional District include the creation of first-ever a 20-year growth strategy focused on economic development, transportation, partnership with First Nations and other partners. . The PRRD has been working with the province to secure grants to implement new housing measures into bylaws.

Housing and Transportation

The following data is from the last two census regarding commuting by foot, by bicycle and by transit in the Peace River Regional District. 2016 figures have included to show pre-pandemic figures as well. Transit, for Census purposes, includes bus, train, passenger ferry and other modes, however data is self reported.

Table 41: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace

	Foot (2021)	Bike (2021)	Transit (2021)	Total Commuters	Total Mode Share	Total Mode Share (2016)
PRRD	1475	105	335	27,020	7.1%	7.3%
Area B	95	0	10	1,570	6.7%	6.0%
Area C	50	0	0	2,515	2.0%	1.5%
Area D	35	0	0	1,840	1.9%	1.7%
Area E	15	0	20	1,115	3.1%	3.5%
Chetwynd	95	10	50	1,120	13.8%	16.3%
Dawson Creek	375	20	20	5,720	7.3%	9.3%
Hudson's Hope	25	0	0	305	8.2%	2.8%
Pouce Coupe	10	0	0	305	3.3%	0%
British Columbia	121,550	36,790	174,045	1,873,690	17.7%	22.4%

Source: Census 2016, 2021, Urbanics Consultants Ltd.

These do not reflect to total use of feet, cycling, and transit to get around the PRRD, however they do reflect a widely available statistic that is useful for comparisons, and tends to reflect the overall attractiveness of non-car transportation in each area. The strongest non-car transportation figures are seen in Chetwynd, where 14% of residents commute on foot, bike or transit. Chetwynd is noticeable for having the strongest transit ridership of all studied jurisdictions. Foot transportation is the most common non-car means of getting around according to Census Data

Housing in proximity to alternative transportation can take several forms. These include:

- Locating housing near bus stops (where available)
- Locating housing near sidewalks, multi-use pathways, biking infrastructure and community trails

- Locating housing near to employment, near to commercial amenities, and near to public services such that a walking trip can be accomplished within a general '15 minute' area.

Where this requires infrastructure or service, it is important infrastructure or service be of sufficient quality to be useable and safe to the public. This requires that residents not feel uncomfortable crossing the street, or riding a bike, that the bus comes often enough to be useful for daily transportation.

The importance of locating housing close to alternative transportation lies in several benefits:

- The reduction of infrastructure burden
- Reduced traffic
- Improved safety
- Accessibility
- Public Health and wellbeing

Housing placed with alternative transportation in mind benefits the public by reducing the cost of infrastructure. A resident living within walking or cycling distance (or skiing, as the season may be!) is one that may potentially not drive to work, reducing traffic congestion and wear and tear on the roads, reducing demand for parking at public and private amenities as well as job sites. A multi-use pathway is much smaller and lower maintenance than a two-lane roadway, so that even if usage might be much less, the overall burden on the public can be reduced.

Additionally, the burden of water runoff is reduced. Multi-use pathways require much less hard surface pavement per user and divert less rainfall and snowmelt out of the soil, reducing the burden per user of stormwater management requirements such as sewers, culverts, ditches, and drains.

With respect to safety, a walker or cyclist or transit rider is another vehicle not on the road. According to Transport Canada there are 257.1 injuries per billion vehicle kilometres on British Columbia roads. Generally, safety statistics for bus

riders are much better due to large vehicles that are professionally driven. Pedestrians and cyclists safety is a concern; however this can be improved with better infrastructure and tend to improve with greater usage. Additionally, locating housing to make cycling or walking easier tends to shorten trips, reducing exposure to hazard.

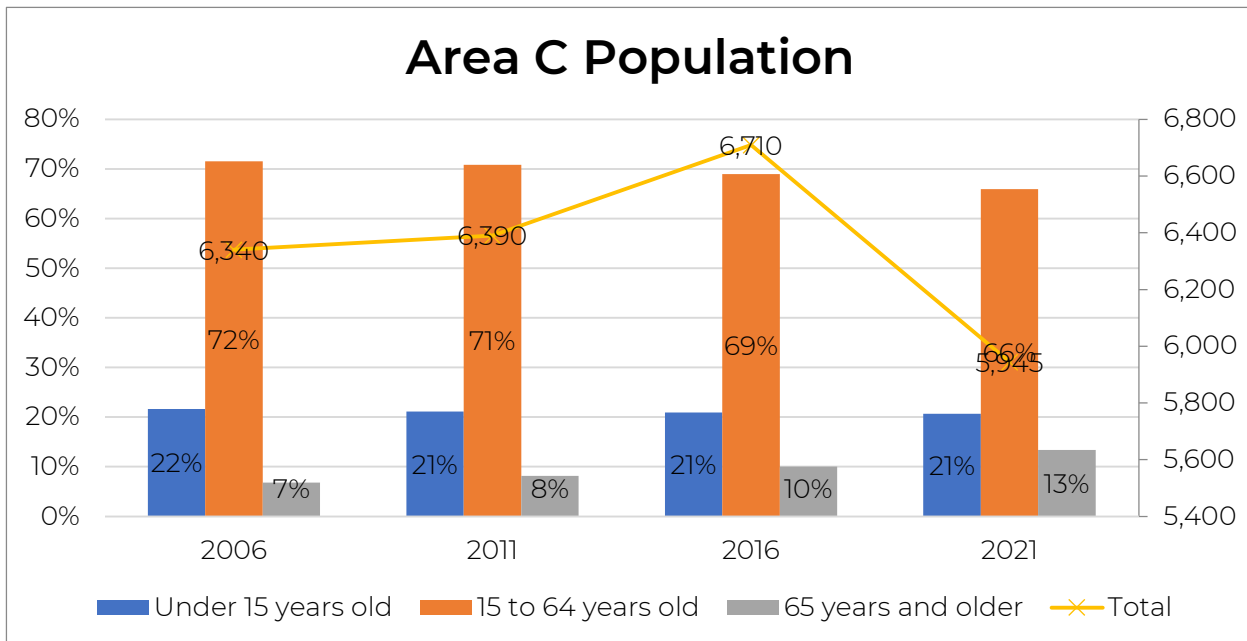
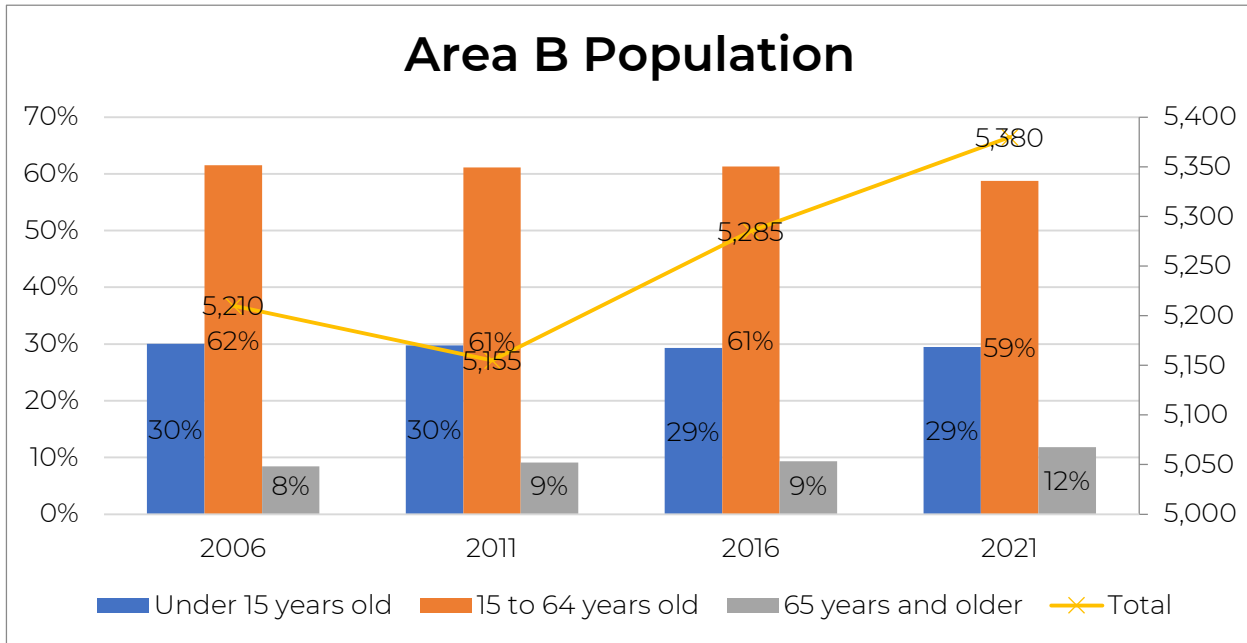
Accessibility can be improved through making walking, cycling, and transportation more attractive to residents of new homes. For starters, many disabilities preclude driving. Users of wheelchairs benefit from better sidewalks and multi-use pathways. Residents who need to drive benefit from reduced overall traffic congestion.

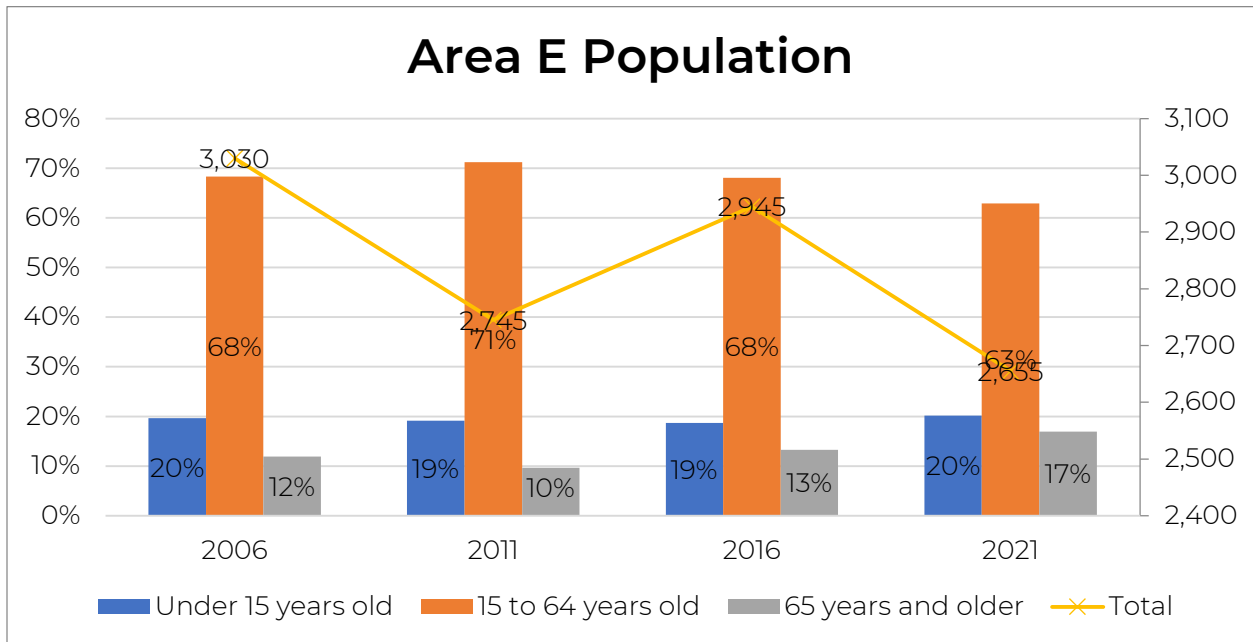
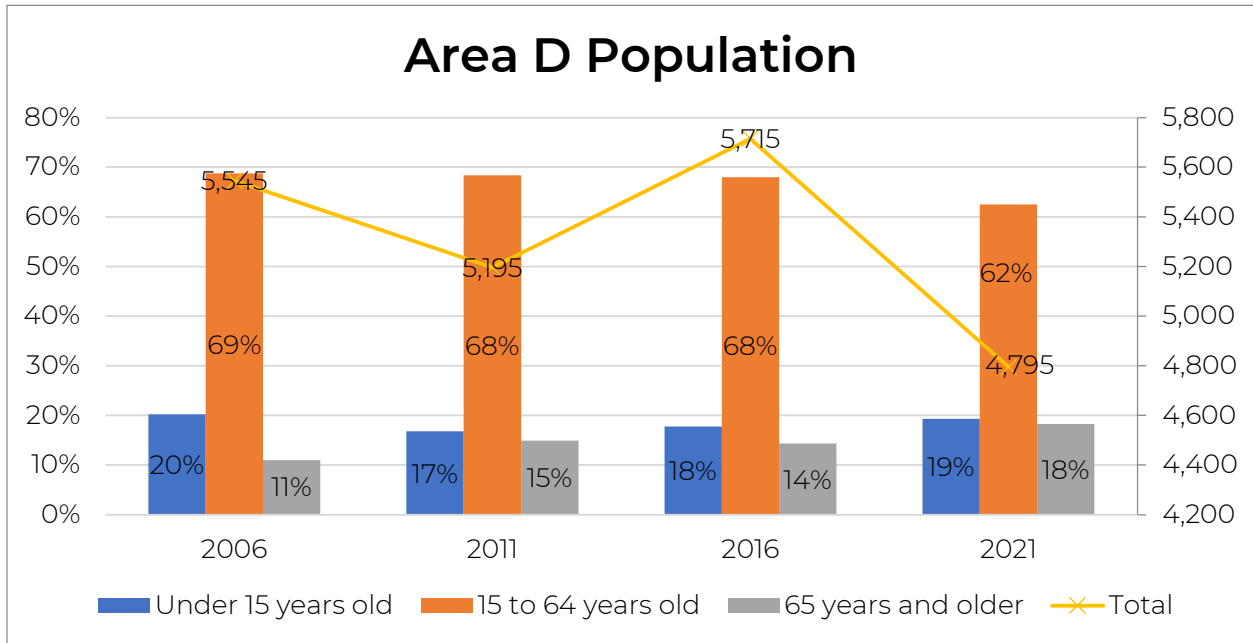
Lastly, locating housing to encourage pedestrianism and cycling encourage more physical activity, which can reduce the burden on the healthcare system as well as improve mood and fitness. Pedestrians and cyclists are found to be good potential customers by many businesses, as they can better interact with the street front.

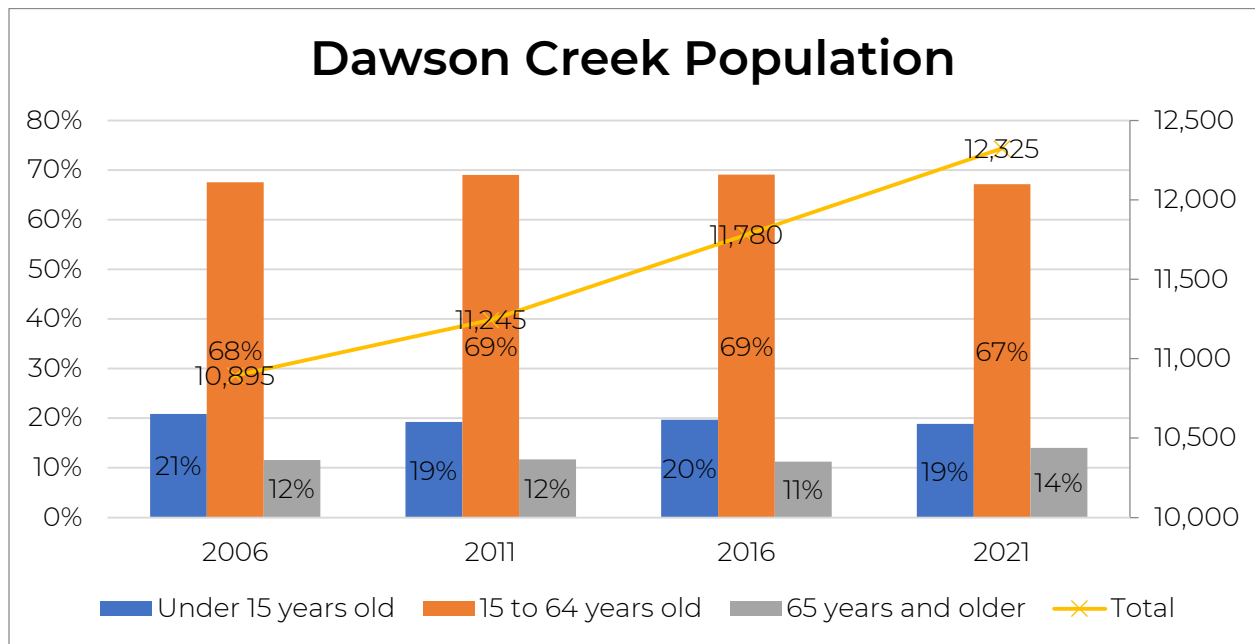
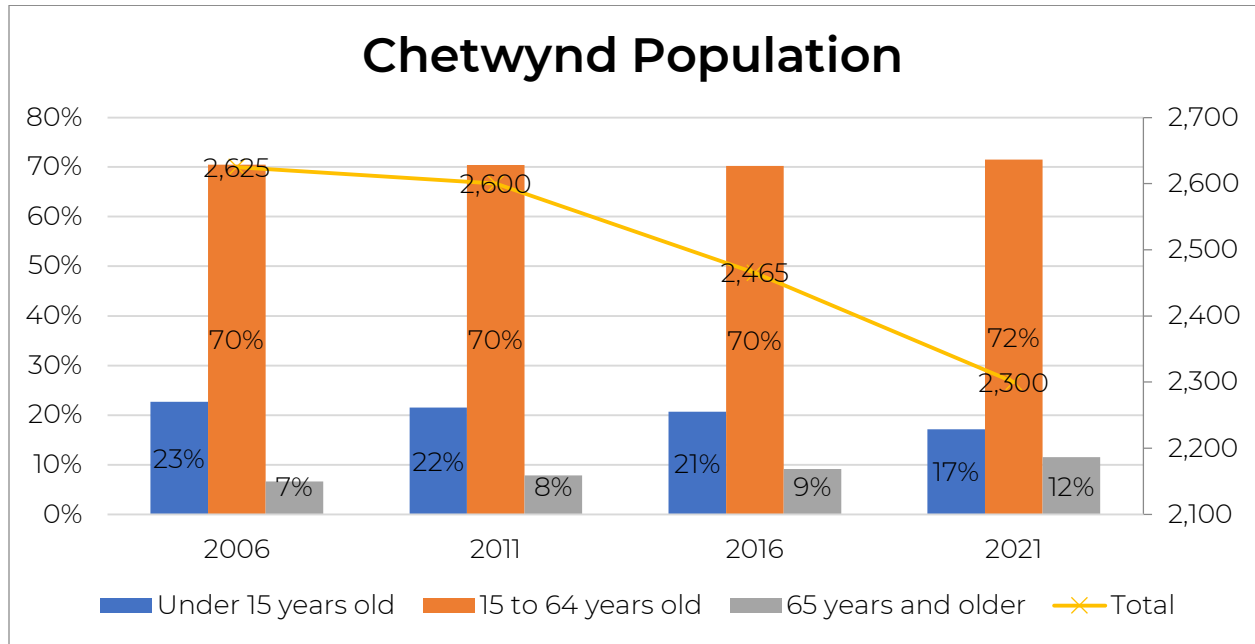
The best way to facilitate pedestrians, cyclists, and transit riders is make it easier to build infill housing in existing communities which already have shops, public services, schools and places of work.

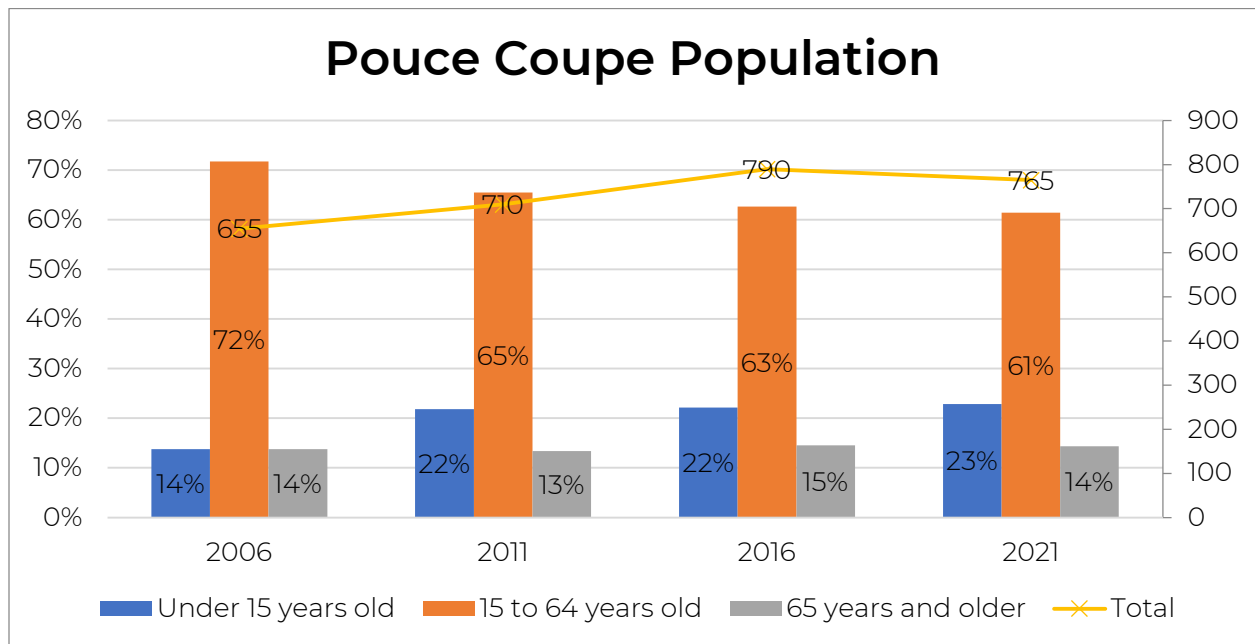
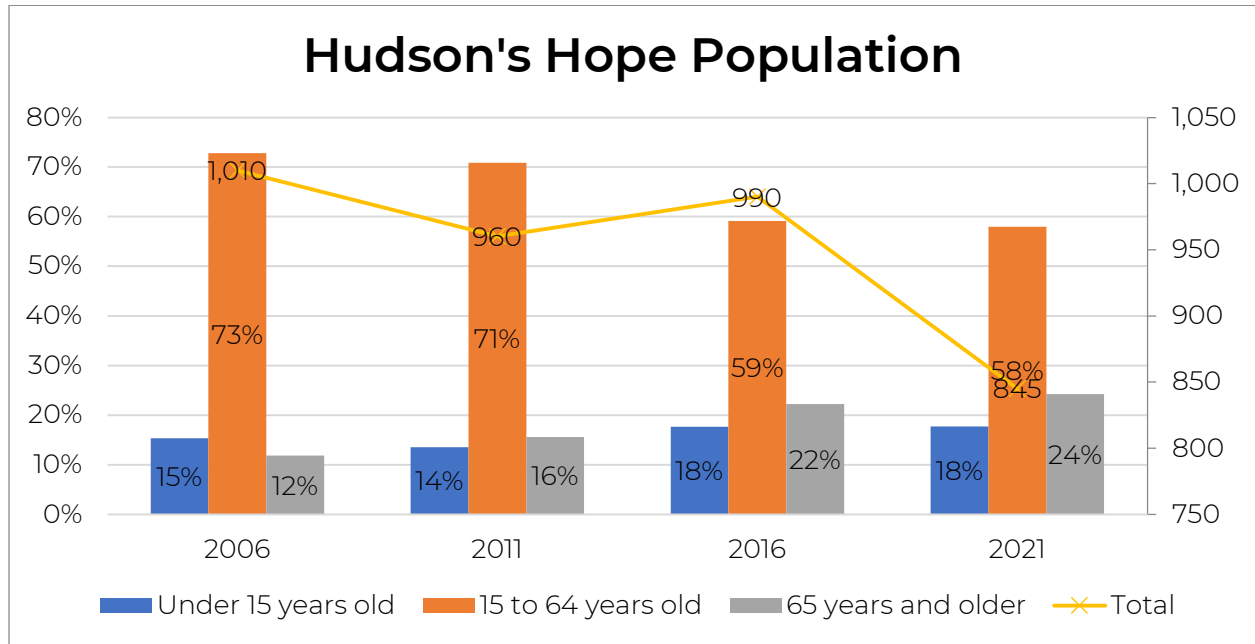
Appendix 2: Further Statistical Tables

Population Growth









Household Size over Time

Household Size, Area B	2006	2011	2016	2021
1 person	280 (17%)	155 (10%)	255 (16%)	330 (19%)
2 persons	535 (33%)	650 (41%)	595 (36%)	570 (33%)
3 persons	235 (14%)	235 (15%)	180 (11%)	245 (14%)
4 persons	265 (16%)	270 (17%)	275 (17%)	235 (14%)
5 or more persons	325 (20%)	290 (18%)	340 (21%)	345 (20%)
Total - Private households by household size	1635	1600	1645	1725
Number of persons in private households	5205	5150	5290	5300
Average household size	3.2	3.2	3.2	3.1

Household Size, Area C	2006	2011	2016	2021
1 person	385 (17%)	440 (19%)	445 (18%)	465 (20%)
2 persons	860 (37%)	875 (37%)	990 (40%)	925 (41%)
3 persons	385 (17%)	385 (16%)	360 (15%)	340 (15%)
4 persons	440 (19%)	345 (15%)	430 (17%)	295 (13%)
5 or more persons	245 (11%)	300 (13%)	240 (10%)	250 (11%)
Total - Private households by household size	2310	2340	2470	2270
Number of persons in private households	6340	6385	6710	5945
Average household size	2.7	2.7	2.7	2.6

Household Size, Area D	2006	2011	2016	2021
1 person	385 (19%)	365 (18%)	435 (19%)	385 (21%)
2 persons	845 (41%)	880 (43%)	935 (42%)	770 (42%)

Peace River Regional District – Housing Needs Assessment

3 persons	265 (13%)	305 (15%)	345 (15%)	270 (15%)
4 persons	340 (16%)	295 (15%)	330 (15%)	245 (13%)
5 or more persons	230 (11%)	180 (9%)	200 (9%)	150 (8%)
Total - Private households by household size	2070	2030	2240	1820
Number of persons in private households	5540	5200	5720	4585
Average household size	2.7	2.6	2.6	2.5

Household Size, Area E	2006	2011	2016	2021
1 person	220 (19%)	155 (15%)	290 (24%)	285 (26%)
2 persons	460 (40%)	465 (45%)	510 (43%)	445 (41%)
3 persons	175 (15%)	155 (15%)	140 (12%)	130 (12%)
4 persons	150 (13%)	110 (11%)	160 (13%)	125 (12%)
5 or more persons	140 (12%)	130 (13%)	100 (8%)	100 (9%)
Total - Private households by household size	1145	1025	1200	1085
Number of persons in private households	3030	2745	2945	2640
Average household size	2.6	2.7	2.4	2.4

Household Size, Chetwynd	2006	2011	2016	2021
1 person	265 (26%)	330 (31%)	235 (23%)	320 (32%)
2 persons	310 (30%)	315 (30%)	375 (37%)	335 (34%)
3 persons	185 (18%)	135 (13%)	190 (19%)	150 (15%)
4 persons	185 (18%)	170 (16%)	115 (11%)	135 (14%)
5 or more persons	85 (8%)	105 (10%)	85 (8%)	55 (6%)
Total - Private households by household size	1025	1050	1005	990

Peace River Regional District – Housing Needs Assessment

Number of persons in private households	2625	2595	2470	2275
Average household size	2.6	2.5	2.5	2.3

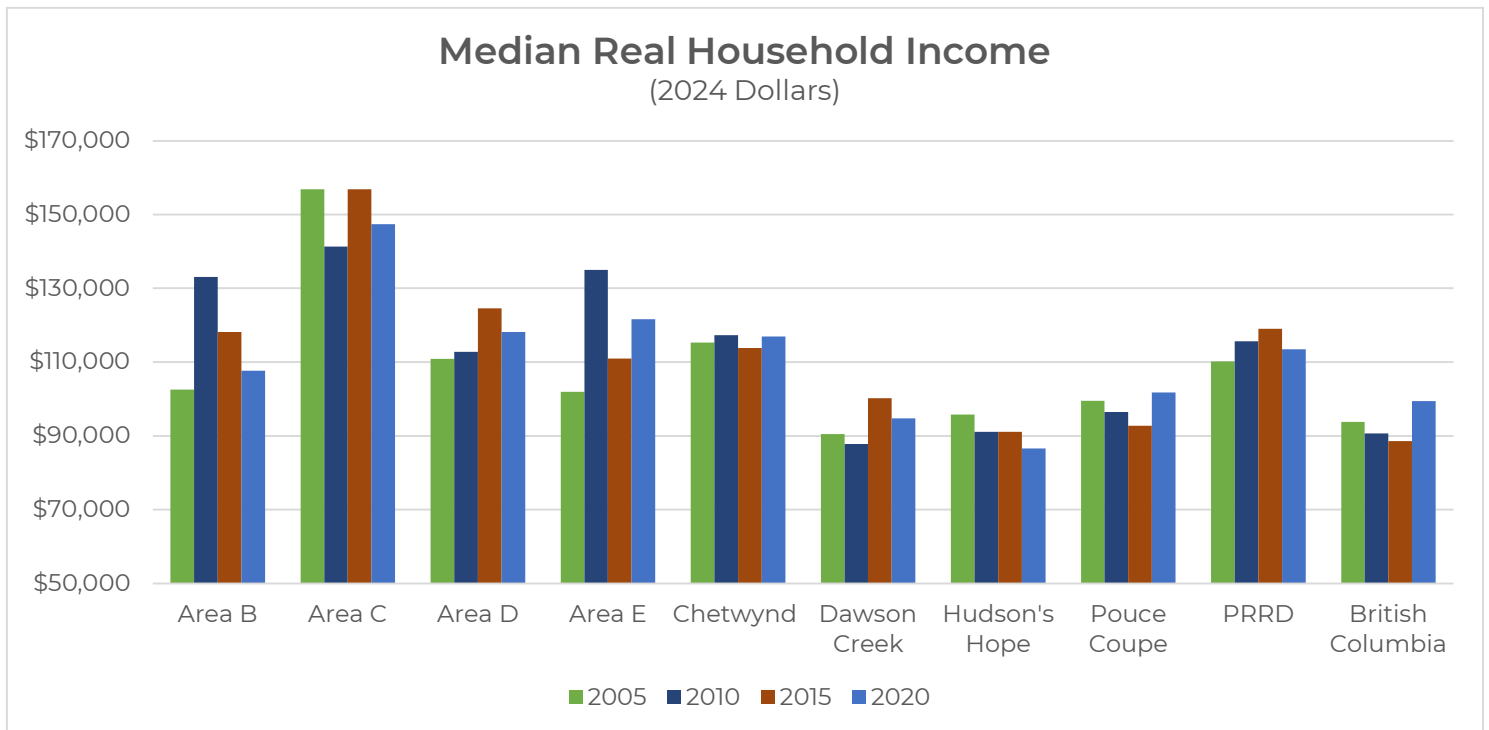
Household Size, Dawson Creek	2006	2011	2016	2021
1 person	1525 (33%)	1590 (33%)	1630 (32%)	1960 (36%)
2 persons	1495 (32%)	1560 (32%)	1610 (32%)	1705 (32%)
3 persons	655 (14%)	780 (16%)	800 (16%)	800 (15%)
4 persons	620 (13%)	575 (12%)	630 (13%)	600 (11%)
5 or more persons	360 (8%)	355 (7%)	370 (7%)	340 (6%)
Total - Private households by household size	4650	4860	5035	5405
Number of persons in private households	10895	11240	11780	12070
Average household size	2.3	2.3	2.3	2.2

Household Size, Hudson's Hope	2006	2011	2016	2021
1 person	110 (26%)	125 (29%)	155 (35%)	140 (37%)
2 persons	180 (42%)	170 (40%)	155 (35%)	145 (38%)
3 persons	50 (12%)	45 (11%)	55 (12%)	40 (11%)
4 persons	40 (9%)	75 (18%)	55 (12%)	35 (9%)
5 or more persons	40 (9%)	10 (2%)	30 (7%)	20 (5%)
Total - Private households by household size	425	425	445	380
Number of persons in private households	1010	960	985	790
Average household size	2.4	2.3	2.2	2.1

Household Size, Pouce Coupe	2006	2011	2016	2021
1 person	75 (26%)	95 (33%)	105 (31%)	115 (37%)
2 persons	105	75	115	100

	(36%)	(26%)	(34%)	(32%)
3 persons	70	30	55	40
	(24%)	(10%)	(16%)	(13%)
4 persons	30	80	45	35
	(10%)	(28%)	(13%)	(11%)
5 or more persons	10	0	20	20
	(3%)	(0%)	(6%)	(6%)
Total - Private households by household size	290	290	335	315
Number of persons in private households	655	710	795	720
Average household size	2.3	2.5	2.4	2.3

Median Household Income Over Time (Inflation Adjusted)



Core Housing Need Over Time

Core Housing Need				
Area B	2006	2011	2016	2021
Unaffordable Housing (%)	14.8	13.5	10.8	9.1
Inadequate Housing (%)	16.0	9.8	6.9	5.8
Unsuitable Housing (%)	7.6	5.3	9.5	5.8
Core Housing Need (%)	17.9	9.0	12.5	7.8
Extreme Core Housing Need (%)	4.9	1.2	3.4	1.6
Number of Households In Core Need	235	110	145	95
Extreme Core Housing Need (Count)	65	15	40	20

Core Housing Need				
Area C	2006	2011	2016	2021
Unaffordable Housing (%)	11.1	11.2	11.8	10.7
Inadequate Housing (%)	6.6	14.7	6.7	7.0
Unsuitable Housing (%)	3.2	4.8	2.1	1.4
Core Housing Need (%)	4.3	4.5	4.1	3.5
Extreme Core Housing Need (%)	1.8	1.4	1.5	2.8
Number of Households In Core Need	95	95	95	75
Extreme Core Housing Need (Count)	40	30	35	60

Core Housing Need				
Area D	2006	2011	2016	2021
Unaffordable Housing (%)	9.4	11.8	10.9	11.0
Inadequate Housing (%)	9.4	14.0	10.6	6.8
Unsuitable Housing (%)	6.1	4.0	4.5	0.0
Core Housing Need (%)	11.3	11.5	10.1	12.9
Extreme Core Housing Need (%)	4.1	2.5	4.0	5.2
Number of Households In Core Need	205	185	190	200
Extreme Core Housing Need (Count)	75	40	75	80

Core Housing Need				
Area E	2006	2011	2016	2021
Unaffordable Housing (%)	5.9	10.7	10.1	8.9
Inadequate Housing (%)	14.4	16.6	15.7	8.9
Unsuitable Housing (%)	5.3	5.3	4.5	0.0
Core Housing Need (%)	12.2	14.2	9.0	9.4
Extreme Core Housing Need (%)	1.6	7.7	2.5	0.0
Number of Households In Core Need	115	120	90	90
Extreme Core Housing Need (Count)	15	65	25	0

Core Housing Need				
Chetwynd	2006	2011	2016	2021
Unaffordable Housing (%)	13.0	10.4	15.7	9.4
Inadequate Housing (%)	10.0	19.3	6.1	8.3
Unsuitable Housing (%)	6.5	5.0	2.5	2.6
Core Housing Need (%)	6.5	9.4	9.6	7.3
Extreme Core Housing Need (%)	2.0	4.9	4.1	3.1
Number of Households In Core Need	65	95	95	70
Extreme Core Housing Need (Count)	20	50	40	30

Core Housing Need				
Dawson Creek	2006	2011	2016	2021
Unaffordable Housing (%)	21.8	20.5	20.3	15.8
Inadequate Housing (%)	10.4	10.0	9.4	6.5
Unsuitable Housing (%)	4.4	6.7	5.6	3.3
Core Housing Need (%)	13.0	12.4	15.2	10.7
Extreme Core Housing Need (%)	5.3	5.9	6.1	3.9
Number of Households In Core Need	585	570	745	570
Extreme Core Housing Need (Count)	240	270	300	205

Core Housing Need				
Hudson's Hope	2006	2011	2016	2021
Unaffordable Housing (%)	11.9	26.5	8.2	0.0

Inadequate Housing (%)	10.7	10.8	15.3	5.6
Unsuitable Housing (%)	4.8	0.0	3.5	0.0
Core Housing Need (%)	9.6	27.7	12.9	5.6
Extreme Core Housing Need (%)	3.6	14.5	2.4	0.0
Number of Households In Core Need	40	115	55	20
Extreme Core Housing Need (Count)	15	60	10	0

Core Housing Need				
Pouce Coupe	2006	2011	2016	2021
Unaffordable Housing (%)	12.3	15.5	21.2	9.5
Inadequate Housing (%)	21.1	0.0	22.7	12.7
Unsuitable Housing (%)	3.5	0.0	3.0	0.0
Core Housing Need (%)	5.4	13.8	21.2	6.3
Extreme Core Housing Need (%)	0.0	0.0	4.5	0.0
Number of Households In Core Need	15	40	70	20
Extreme Core Housing Need (Count)	0	0	15	0

Appendix 3: Housing Needs Calculations

The following represent the BC Housing Needs Assessment Tables required for Areas B, C, D, & E as well as Chetwynd, Dawson Creek, Hudson's Hope and Pouce Coupe. These are provided by the UBC Housing Assessment Resource Tools, created in collaboration with Licker Geospatial Consulting to assist in the assembly of these studies.

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Peace River B RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,380	1,465	1,465	1,375
Renters	210	135	180	250

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Peace River B RDA (CSD, BC)								
Extreme Core Housing Need	2006		2011		2016		2021	
	#	% of total	#	% of total	#	% of total	#	% of total
Owners with a mortgage		n/a		n/a		n/a	0	0.00%
Renters	10	4.76%	0	0.00%	0	0.00%	0	0.00%
Average ECHN Rate								1.19%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Peace River B RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,375	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	250	1.19%	2.98
Total New Units to Meet ECHN - 20 years			2.98

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Peace River B RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	5,300	8.19%	362	29.64
Total New Units to Homelessness Needs - 20 years			29.64	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Peace River B RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	40	25
25 to 34 years	230	10
35 to 44 years	275	45
45 to 54 years	335	65
55 to 64 years	260	25
65 to 74 years	185	20
75 years and over	55	20

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Peace River B RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	30	35
25 to 34 years	175	55
35 to 44 years	280	35
45 to 54 years	260	60
55 to 64 years	320	30
65 to 74 years	220	25
75 to 84 years	65	10
85 years and over	20	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Peace River B RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	405	715	455	735
	20 to 24 years	310		280	
25 to 34 years	25 to 29 years	265	590	325	605
	30 to 34 years	325		280	
35 to 44 years	35 to 39 years	305	665	335	625
	40 to 44 years	360		290	
45 to 54 years	45 to 49 years	370	725	360	640
	50 to 54 years	355		280	
55 to 64 years	55 to 59 years	275	515	260	610
	60 to 64 years	240		350	
65 to 74 years	65 to 69 years	170	320	260	485
	70 to 74 years	150		225	
75 years and over	75 to 79 years	75		70	
	80 to 84 years	25		50	
	85 years and over	20	120	35	155

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Peace River B RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	40	25	715	5.59%	3.50%
25 to 34 years	230	10	590	38.98%	1.69%
35 to 44 years	275	45	665	41.35%	6.77%
45 to 54 years	335	65	725	46.21%	8.97%
55 to 64 years	260	25	515	50.49%	4.85%
65 to 74 years	185	20	320	57.81%	6.25%
75 years and over	55	20	120	45.83%	16.67%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Peace River B RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	5.59%	3.50%	735	41.12	25.70
25 to 34 years	38.98%	1.69%	605	235.85	10.25
35 to 44 years	41.35%	6.77%	625	258.46	42.29
45 to 54 years	46.21%	8.97%	640	295.72	57.38
55 to 64 years	50.49%	4.85%	610	307.96	29.61
65 to 74 years	57.81%	6.25%	485	280.39	30.31
75 years and over	45.83%	16.67%	155	71.04	25.83

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Peace River B RDA (CSD, BC)								
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households			Total
	Owner	Renter	Owner	Renter	Owner	Renter		
15 to 24 years	41.12	25.70	30	35	11.12	-9.30		1.82
25 to 34 years	235.85	10.25	175	55	60.85	-44.75		16.10
35 to 44 years	258.46	42.29			-21.54	7.29		0.00
45 to 54 years	295.72	57.38	260	60	35.72	-2.62		33.10
55 to 64 years	307.96	29.61	320	30	-12.04	-0.39		0.00
65 to 74 years	280.39	30.31	220	25	60.39	5.31		65.70
75 years and over	71.04	25.83	85	10	-13.96	15.83		1.87
Total New Units to Meet Suppressed Housing Need – 20 years								118.60

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Peace River B RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Peace River B RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	32.33%	1,720	2,276.06	556.06
Total New Units to Meet Household Growth Needs – 20 years				
				556.06

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Peace River B RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		257.73
Local Vacancy Rate	1.40%	98.60%	250	253.55
Total New Units to Achieve 3% Vacancy Rate – 20 years				4.18

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Peace River B RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	2.98
B. Persons Experiencing Homelessness	29.64
C. Suppressed Household Formation	118.60
E. Rental Vacancy Rate Adjustment	4.18
Total	155.40
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Peace River B RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.74	2.98
B. Persons Experiencing Homelessness	14.82	29.64
C. Suppressed Household Formation	29.65	118.60
D. Anticipated Growth	136.91	556.06
E. Rental Vacancy Rate Adjustment	1.05	4.18
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	183	
Total New Units - 20 years		711

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

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- A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Peace River C RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	2,160	2,090	2,140	1,945
Renters	155	245	335	325

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Peace River C RDA (CSD, BC)								
Extreme Core Housing Need	2006		2011		2016		2021	
	#	% of total	#	% of total	#	% of total	#	% of total
Owners with a mortgage	n/a		n/a		n/a		0	0.00%
Renters	0	0.00%	0	0.00%	10	2.99%	0	0.00%
Average ECHN Rate								0.00%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Peace River C RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,945	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	325	0.75%	2.43
Total New Units to Meet ECHN - 20 years			2.43

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Peace River C RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	5,945	9.19%	362	33.25
Total New Units to Homelessness Needs - 20 years			33.25	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Peace River C RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	45	20
25 to 34 years	275	45
35 to 44 years	530	65
45 to 54 years	600	0
55 to 64 years	425	10
65 to 74 years	190	10
75 years and over	90	10

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Peace River C RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	30	30
25 to 34 years	220	90
35 to 44 years	385	60
45 to 54 years	380	30
55 to 64 years	525	70
65 to 74 years	310	20
75 to 84 years	90	15
85 years and over	10	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Peace River C RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	485	845	370	670
	20 to 24 years	360		300	
25 to 34 years	25 to 29 years	300	715	305	690
	30 to 34 years	415		385	
35 to 44 years	35 to 39 years	475	1,145	380	815
	40 to 44 years	670		435	
45 to 54 years	45 to 49 years	615	1,130	345	765
	50 to 54 years	515		420	
55 to 64 years	55 to 59 years	395	700	535	995
	60 to 64 years	305		460	
65 to 74 years	65 to 69 years	195	310	350	555
	70 to 74 years	115		205	
75 years and over	75 to 79 years	90	125	130	220
	80 to 84 years	25		65	
	85 years and over	10		25	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Peace River C RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	45	20	845	5.33%	2.37%
25 to 34 years	275	45	715	38.46%	6.29%
35 to 44 years	530	65	1,145	46.29%	5.68%
45 to 54 years	600	0	1,130	53.10%	0.00%
55 to 64 years	425	10	700	60.71%	1.43%
65 to 74 years	190	10	310	61.29%	3.23%
75 years and over	90	10	125	72.00%	8.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Peace River C RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	5.33%	2.37%	670	35.68	15.86
25 to 34 years	38.46%	6.29%	690	265.38	43.43
35 to 44 years	46.29%	5.68%	815	377.25	46.27
45 to 54 years	53.10%	0.00%	765	406.19	0.00
55 to 64 years	60.71%	1.43%	995	604.11	14.21
65 to 74 years	61.29%	3.23%	555	340.16	17.90
75 years and over	72.00%	8.00%	220	158.40	17.60

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Peace River C RDA (CSD, BC)								
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households			Total
	Owner	Renter	Owner	Renter	Owner	Renter		
15 to 24 years	35.68	15.86	30	30	5.68	-14.14		0.00
25 to 34 years	265.38	43.43	220	90	45.38	-46.57		0.00
35 to 44 years	377.25	46.27			-7.75	-13.73		0.00
45 to 54 years	406.19	0.00	380	30	26.19	-30.00		0.00
55 to 64 years	604.11	14.21	525	70	79.11	-55.79		23.32
65 to 74 years	340.16	17.90	310	20	30.16	-2.10		28.06
75 years and over	158.40	17.60	100	15	58.40	2.60		61.00
Total New Units to Meet Suppressed Housing Need – 20 years								112.39

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Peace River C RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Peace River C RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	32.33%	2,270	3,003.88	733.88
Total New Units to Meet Household Growth Needs – 20 years				
				733.88

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Peace River C RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		335.05
Local Vacancy Rate	1.40%	98.60%	325	329.61
Total New Units to Achieve 3% Vacancy Rate – 20 years				5.44

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Peace River C RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	2.43
B. Persons Experiencing Homelessness	33.25
C. Suppressed Household Formation	112.39
E. Rental Vacancy Rate Adjustment	5.44
Total	153.50
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Peace River C RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.61	2.42
B. Persons Experiencing Homelessness	16.62	33.25
C. Suppressed Household Formation	28.10	112.39
D. Anticipated Growth	180.69	733.88
E. Rental Vacancy Rate Adjustment	1.36	5.44
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	227	
Total New Units - 20 years		887

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.

Housing Assessment Resource Tools (HART)

Licker Geospatial Consulting

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Peace River D RDA (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,905	1,845	2,005	1,655
Renters	155	190	230	165

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Peace River D RDA (CSD, BC)								
Extreme Core Housing Need	2006		2011		2016		2021	
	#	% of total	#	% of total	#	% of total	#	% of total
Owners with a mortgage	n/a		n/a		n/a		60	3.63%
Renters	30	19.35%	0	0.00%	10	4.35%	0	0.00%
Average ECHN Rate								5.93%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Peace River D RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,655	n/a	n/a
Owners with a mortgage		3.63%	60.00
Renters	165	5.93%	9.78
Total New Units to Meet ECHN - 20 years			69.78

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Peace River D RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	4,585	7.08%	362	25.64
Total New Units to Homelessness Needs - 20 years				25.64

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Peace River D RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	20	10
25 to 34 years	195	25
35 to 44 years	375	55
45 to 54 years	515	15
55 to 64 years	380	30
65 to 74 years	285	25
75 years and over	130	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Peace River D RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	25	15
25 to 34 years	165	30
35 to 44 years	300	35
45 to 54 years	295	25
55 to 64 years	395	40
65 to 74 years	280	10
75 to 84 years	150	10
85 years and over	55	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Peace River D RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	480	715	255	440
	20 to 24 years	235		185	
25 to 34 years	25 to 29 years	205	485	195	390
	30 to 34 years	280		195	
35 to 44 years	35 to 39 years	335	795	345	625
	40 to 44 years	460		280	
45 to 54 years	45 to 49 years	590	1,025	295	620
	50 to 54 years	435		325	
55 to 64 years	55 to 59 years	425	780	385	785
	60 to 64 years	355		400	
65 to 74 years	65 to 69 years	250	440	310	520
	70 to 74 years	190		210	
75 years and over	75 to 79 years	130	165	170	315
	80 to 84 years	25		85	
	85 years and over	10		60	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Peace River D RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	20	10	715	2.80%	1.40%
25 to 34 years	195	25	485	40.21%	5.15%
35 to 44 years	375	55	795	47.17%	6.92%
45 to 54 years	515	15	1,025	50.24%	1.46%
55 to 64 years	380	30	780	48.72%	3.85%
65 to 74 years	285	25	440	64.77%	5.68%
75 years and over	130	0	165	78.79%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Peace River D RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.80%	1.40%	440	12.31	6.15
25 to 34 years	40.21%	5.15%	390	156.80	20.10
35 to 44 years	47.17%	6.92%	625	294.81	43.24
45 to 54 years	50.24%	1.46%	620	311.51	9.07
55 to 64 years	48.72%	3.85%	785	382.44	30.19
65 to 74 years	64.77%	5.68%	520	336.82	29.55
75 years and over	78.79%	0.00%	315	248.18	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Peace River D RDA (CSD, BC)								
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households			Total
	Owner	Renter	Owner	Renter	Owner	Renter		
15 to 24 years	12.31	6.15	25	15	-12.69	-8.85	0.00	
25 to 34 years	156.80	20.10	165	30	-8.20	-9.90	0.00	
35 to 44 years	294.81	43.24			-5.19	8.24	3.05	
45 to 54 years	311.51	9.07	295	25	16.51	-15.93	0.59	
55 to 64 years	382.44	30.19	395	40	-12.56	-9.81	0.00	
65 to 74 years	336.82	29.55	280	10	56.82	19.55	76.36	
75 years and over	248.18	0.00	205	10	43.18	-10.00	33.18	
Total New Units to Meet Suppressed Housing Need – 20 years							113.18	

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Peace River D RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Peace River D RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	32.33%	1,820	2,408.39	588.39
Total New Units to Meet Household Growth Needs - 20 years				
				588.39

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Peace River D RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		170.10
Local Vacancy Rate	1.40%	98.60%	165	167.34
Total New Units to Achieve 3% Vacancy Rate – 20 years				2.76

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Peace River D RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	69.78
B. Persons Experiencing Homelessness	25.64
C. Suppressed Household Formation	113.18
E. Rental Vacancy Rate Adjustment	2.76
Total	211.36
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Peace River D RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	17.44	69.78
B. Persons Experiencing Homelessness	12.82	25.64
C. Suppressed Household Formation	28.30	113.18
D. Anticipated Growth	144.87	588.39
E. Rental Vacancy Rate Adjustment	0.69	2.76
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	204	
Total New Units - 20 years		800

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Peace River E RDA (CSD, BC)					
Total Households					
	2006	2011	2016	2021	
Owners	1,050	915	1,020	945	
Renters	90	110	175	145	

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Peace River E RDA (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	0	0.00%	35	31.82%	10	5.71%	0	0.00%	9.38%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Peace River E RDA (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	945	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	145	9.38%	13.61
Total New Units to Meet ECHN - 20 years			13.61

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Peace River E RDA (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	2,645	4.09%	362	14.79
Total New Units to Homelessness Needs - 20 years			14.79	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Peace River E RDA (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	10	0
25 to 34 years	95	25
35 to 44 years	210	20
45 to 54 years	340	25
55 to 64 years	175	10
65 to 74 years	150	0
75 years and over	75	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Peace River E RDA (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	35	15
25 to 34 years	145	20
35 to 44 years	100	50
45 to 54 years	125	0
55 to 64 years	280	20
65 to 74 years	180	20
75 to 84 years	65	0
85 years and over	25	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Peace River E RDA (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	250	380	160	315
	20 to 24 years	130		155	
25 to 34 years	25 to 29 years	80	260	90	340
	30 to 34 years	180		250	
35 to 44 years	35 to 39 years	180	475	100	255
	40 to 44 years	295		155	
45 to 54 years	45 to 49 years	325	590	120	275
	50 to 54 years	265		155	
55 to 64 years	55 to 59 years	215	370	275	505
	60 to 64 years	155		230	
65 to 74 years	65 to 69 years	145	225	195	300
	70 to 74 years	80		105	
75 years and over	75 to 79 years	75	135	60	140
	80 to 84 years	30		45	
	85 years and over	30		35	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Peace River E RDA (CSD, BC)						
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate		
	Owner	Renter		Owner	Renter	Total
15 to 24 years	10	0	380	2.63%	0.00%	2.63%
25 to 34 years	95	25	260	36.54%	9.62%	44.21%
35 to 44 years	210	20	475	57.63%	4.21%	61.84%
45 to 54 years	340	25	590	47.30%	4.24%	51.54%
55 to 64 years	175	10	370	66.67%	2.70%	69.37%
65 to 74 years	150	0	225	55.56%	0.00%	55.56%
75 years and over	75	0	135	55.56%	0.00%	55.56%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Peace River E RDA (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 to 24 years	2.63%	0.00%	315	8.29	0.00
25 to 34 years	36.54%	9.62%	340	124.23	32.69
35 to 44 years	44.21%	4.21%	255	112.74	10.74
45 to 54 years	57.63%	4.24%	275	158.47	11.65
55 to 64 years	47.30%	2.70%	505	238.85	13.65
65 to 74 years	66.67%	0.00%	300	200.00	0.00
75 years and over	55.56%	0.00%	140	77.78	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Peace River E RDA (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 to 24 years	8.29	0.00	35	15	-26.71	-15.00	0.00
25 to 34 years	124.23	32.69	145	20	-20.77	12.69	0.00
35 to 44 years	112.74	10.74			12.74	-39.26	0.00
45 to 54 years	158.47	11.65	125	0	33.47	11.65	45.13
55 to 64 years	238.85	13.65	280	20	-41.15	-6.35	0.00
65 to 74 years	200.00	0.00	180	20	20.00	-20.00	0.00
75 years and over	77.78	0.00	90	0	-12.22	0.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							45.13

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Peace River E RDA (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Peace River E RDA (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	32.33%	1,085	1,435.77	350.77
Total New Units to Meet Household Growth Needs – 20 years				
				350.77

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Peace River E RDA (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		149.48
Local Vacancy Rate	1.40%	98.60%	145	147.06
Total New Units to Achieve 3% Vacancy Rate – 20 years				2.43

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Peace River E RDA (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	13.61
B. Persons Experiencing Homelessness	14.79
C. Suppressed Household Formation	45.13
E. Rental Vacancy Rate Adjustment	2.43
Total	75.95
Demand Factor	0.00
Total New Units to Address Demand Buffer - 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Peace River E RDA (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	3.40	13.61
B. Persons Experiencing Homelessness	7.40	14.79
C. Suppressed Household Formation	11.28	45.13
D. Anticipated Growth	86.36	350.77
E. Rental Vacancy Rate Adjustment	0.61	2.43
F. Additional Local Demand	0.00	0.00
Total New Units - 5 years	109	
Total New Units - 20 years		427

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

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- A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Chetwynd DM (CSD, BC)					
Total Households	2006	2011	2016	2021	
Owners	635	665	690	630	
Renters	390	390	310	360	

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Chetwynd DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	35	11.29%	0	0.00%	2.82%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Chetwynd DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	630	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	360	2.82%	10.16
Total New Units to Meet ECHN - 20 years			10.16

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Chetwynd DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	2,275	3.51%	362	12.72
Total New Units to Homelessness Needs - 20 years			12.72	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Chetwynd DM (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	25	50
25 to 34 years	105	110
35 to 44 years	155	95
45 to 54 years	145	60
55 to 64 years	105	40
65 to 74 years	70	20
75 years and over	35	25

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Chetwynd DM (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	20	30
25 to 34 years	155	90
35 to 44 years	85	55
45 to 54 years	105	85
55 to 64 years	125	70
65 to 74 years	85	20
75 to 84 years	35	15
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Chetwynd DM (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	190	405	100	255
	20 to 24 years	215		155	
25 to 34 years	25 to 29 years	195	390	225	465
	30 to 34 years	195		240	
35 to 44 years	35 to 39 years	190	430	185	270
	40 to 44 years	240		85	
45 to 54 years	45 to 49 years	230	390	165	325
	50 to 54 years	160		160	
55 to 64 years	55 to 59 years	140	240	150	325
	60 to 64 years	100		175	
65 to 74 years	65 to 69 years	55	115	70	160
	70 to 74 years	60		90	
75 years and over	75 to 79 years	25	60	60	95
	80 to 84 years	25		0	
	85 years and over	10		35	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Chetwynd DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	25	50	405	6.17%	12.35%
25 to 34 years	105	110	390	26.92%	28.21%
35 to 44 years	155	95	430	36.05%	22.09%
45 to 54 years	145	60	390	37.18%	15.38%
55 to 64 years	105	40	240	43.75%	16.67%
65 to 74 years	70	20	115	60.87%	17.39%
75 years and over	35	25	60	58.33%	41.67%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Chetwynd DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	6.17%	12.35%	255	15.74	31.48
25 to 34 years	26.92%	28.21%	465	125.19	131.15
35 to 44 years	36.05%	22.09%	270	97.33	59.65
45 to 54 years	37.18%	15.38%	325	120.83	50.00
55 to 64 years	43.75%	16.67%	325	142.19	54.17
65 to 74 years	60.87%	17.39%	160	97.39	27.83
75 years and over	58.33%	41.67%	95	55.42	39.58

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Chetwynd DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 to 24 years	15.74	31.48	20	30	-4.26	1.48	0.00
25 to 34 years	125.19	131.15	155	90	-29.81	41.15	11.35
35 to 44 years	97.33	59.65	85	55	12.33	4.65	16.98
45 to 54 years	120.83	50.00	105	85	15.83	-35.00	0.00
55 to 64 years	142.19	54.17	125	70	17.19	-15.83	1.35
65 to 74 years	97.39	27.83	85	20	12.39	7.83	20.22
75 years and over	55.42	39.58	50	15	5.42	24.58	30.00
Total New Units to Meet Suppressed Housing Need – 20 years							79.89

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Chetwynd DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Chetwynd DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	995	893.00	-102.00
Regionally Based Household Growth	32.33%	995	1,316.68	321.68
Scenario Average				109.84
Total New Units to Meet Household Growth Needs – 20 years				109.84

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Chetwynd DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	360	371.13
Local Vacancy Rate	1.40%	98.60%		365.11
Total New Units to Achieve 3% Vacancy Rate – 20 years				6.02

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Chetwynd DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	10.16
B. Persons Experiencing Homelessness	12.72
C. Suppressed Household Formation	79.89
E. Rental Vacancy Rate Adjustment	6.02
Total	108.80
Demand Factor	0.85
Total New Units to Address Demand Buffer – 20 years	92.47

Total 5-year and 20-year housing need


Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.


EXPORT

Chetwynd DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	2.54	10.16
B. Persons Experiencing Homelessness	6.36	12.72
C. Suppressed Household Formation	19.97	79.89
D. Anticipated Growth	29.60	109.84
E. Rental Vacancy Rate Adjustment	1.51	6.02
F. Additional Local Demand	23.12	92.47
Total New Units – 5 years	83	
Total New Units – 20 years		311

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



Housing Assessment
Resource Tools
(HART)



Licker
Geospatial
Consulting

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

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Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Dawson Creek CY (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	3,060	3,115	3,050	3,150
Renters	1,590	1,745	1,985	2,260

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Dawson Creek CY (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		30	0.95%	0.95%
Renters	170	10.69%	205	11.75%	250	12.59%	100	4.42%	9.86%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Dawson Creek CY (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	3,150	n/a	n/a
Owners with a mortgage		0.95%	30.00
Renters	2,260	9.86%	222.94
Total New Units to Meet ECHN - 20 years			252.94

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Dawson Creek CY (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	12,070	18.65%	362	67.51
Total New Units to Homelessness Needs - 20 years			67.51	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Dawson Creek CY (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	105	225
25 to 34 years	425	355
35 to 44 years	770	220
45 to 54 years	665	300
55 to 64 years	465	180
65 to 74 years	380	110
75 years and over	245	205

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Dawson Creek CY (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	120	265
25 to 34 years	490	630
35 to 44 years	560	395
45 to 54 years	570	265
55 to 64 years	645	285
65 to 74 years	445	215
75 to 84 years	210	140
85 years and over	95	70

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Dawson Creek CY (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	795	1,690	685	1,560
	20 to 24 years	895		875	
25 to 34 years 35 to 44 years	25 to 29 years	745	1,425	1,020	2,080
	30 to 34 years	680		1,060	
	40 to 44 years	880		770	
45 to 54 years	45 to 49 years	870	1,585	700	1,380
	50 to 54 years	715		680	
55 to 64 years	55 to 59 years	595	1,020	765	1,430
	60 to 64 years	425		665	
65 to 74 years	65 to 69 years	350	700	525	945
	70 to 74 years	350		420	
75 years and over	75 to 79 years	230	560	270	645
	80 to 84 years	225		190	
	85 years and over	105		185	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Dawson Creek CY (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	105	225	1,690	6.21%	
25 to 34 years	425	355	1,425		13.31%
35 to 44 years	770	220	1,630	29.82%	24.91%
				47.24%	13.50%
45 to 54 years	665	300	1,585	41.96%	18.93%
55 to 64 years	465	180	1,020	45.59%	17.65%
65 to 74 years	380	110	700	54.29%	15.71%
75 years and over	245	205	560	43.75%	36.61%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Dawson Creek CY (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	6.21%	13.31%	1,560	96.92	207.69 ^{518.18}
25 to 34 years	29.82%	24.91%	2,080	620.35	231.47
35 to 44 years	47.24%	13.50%	1,715	810.15 ^{578.99}	
45 to 54 years	41.96%	18.93%	1,380		261.20
55 to 64 years	45.59%	17.65%	1,430	651.91	252.35
65 to 74 years	54.29%	15.71%	945	513.00	148.50
75 years and over	43.75%	36.61%	645	282.19	236.12

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Dawson Creek CY (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 to 24 years	96.92	207.69	120	265	-23.08	-57.31	0.00
25 to 34 years	620.35	518.18	490	630	130.35	-111.82	18.53
35 to 44 years	810.15	231.47	560	395	250.15	-163.53	86.63
45 to 54 years	578.99	261.20	570	265	8.99	-3.80	5.19
55 to 64 years	651.91	252.35	645	285	6.91	-32.65	0.00
65 to 74 years	513.00	148.50	445	215	68.00	-66.50	1.50
75 years and over	282.19	236.12	305	210	-22.81	26.12	3.30
Total New Units to Meet Suppressed Housing Need – 20 years							115.14

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Dawson Creek CY (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Dawson Creek CY (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	5,405	5,965.00	560.00
Regionally Based Household Growth	32.33%	5,405	7,152.40	1,747.40
Scenario Average				1,153.70
Total New Units to Meet Household Growth Needs – 20 years				1,153.70

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Dawson Creek CY (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	2,260	2,329.90
Local Vacancy Rate	9.80%	97.00%		2,329.90
Total New Units to Achieve 3% Vacancy Rate – 20 years				0.00

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Dawson Creek CY (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	252.94
B. Persons Experiencing Homelessness	67.51
C. Suppressed Household Formation	115.14
E. Rental Vacancy Rate Adjustment	0.00
Total	435.59
Demand Factor	0.75
Total New Units to Address Demand Buffer - 20 years	326.43

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Dawson Creek CY (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	63.24	252.94
B. Persons Experiencing Homelessness	33.75	67.51
C. Suppressed Household Formation	28.79	115.14
D. Anticipated Growth	275.62	1,153.70
E. Rental Vacancy Rate Adjustment	0.00	0.00
F. Additional Local Demand	81.61	326.43
Total New Units - 5 years	483	
Total New Units - 20 years		1,916

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

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Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Hudson's Hope DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	335	305	350	300
Renters	85	115	100	80

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Hudson's Hope DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	10	11.76%	0	0.00%	10	10.00%	0	0.00%	5.44%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Hudson's Hope DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	300	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	80	5.44%	4.35
Total New Units to Meet ECHN - 20 years			4.35

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Hudson's Hope DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	790	1.22%	362	4.42
Total New Units to Homelessness Needs - 20 years			4.42	

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Hudson's Hope DM (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	10	0
25 to 34 years	30	20
35 to 44 years	25	10
45 to 54 years	90	30
55 to 64 years	105	15
65 to 74 years	65	0
75 years and over	15	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Hudson's Hope DM (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	10
25 to 34 years	20	10
35 to 44 years	50	10
45 to 54 years	40	0
55 to 64 years	70	0
65 to 74 years	75	15
75 to 84 years	30	15
85 years and over	10	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Hudson's Hope DM (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	70	130	25	70
	20 to 24 years	60		45	
25 to 34 years	25 to 29 years	55	70	15	45
	30 to 34 years	15		30	
35 to 44 years	35 to 39 years	80	140	60	110
	40 to 44 years	60		50	
45 to 54 years	45 to 49 years	70	170	25	75
	50 to 54 years	100		50	
55 to 64 years	55 to 59 years	120	235	65	140
	60 to 64 years	115		75	
65 to 74 years	65 to 69 years	50	85	75	140
	70 to 74 years	35		65	
75 years and over	75 to 79 years	20		40	
	80 to 84 years	15		35	
	85 years and over	10	45	10	85

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Hudson's Hope DM (CSD, BC)						
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate		
	Owner	Renter	Total	Owner	Renter	
15 to 24 years	10	0	130	7.69%	0.00%	
25 to 34 years	30	20	70	42.86%	28.57%	
35 to 44 years	25	10	140	17.86%	7.14%	
45 to 54 years	105	30	170	52.94%	17.65%	
55 to 64 years	65		235	44.68%	6.38%	
65 to 74 years	15	0	85	33.33%	0.00%	
75 years and over						

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Hudson's Hope DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	7.69%	0.00%	70	5.38	0.00
25 to 34 years	42.86%	28.57%	45	19.29	12.86
35 to 44 years	17.86%	7.14%	110	19.64	7.86
45 to 54 years	52.94%	17.65%	75	39.71	13.24
55 to 64 years	44.68%	6.38%	140	62.55	8.94
65 to 74 years	76.47%	0.00%	140	107.06	0.00
75 years and over	33.33%	0.00%	85	28.33	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Hudson's Hope DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 to 24 years	5.38	0.00	0	10	5.38	-10.00	0.00
25 to 34 years	19.29	12.86	20	10	-0.71	2.86	2.14
35 to 44 years	19.64	7.86	50	10	-30.36	-2.14	0.00
45 to 54 years	39.71	13.24	40	0	-0.29	13.24	12.94
55 to 64 years	62.55	8.94	70	0	-7.45	8.94	1.49
65 to 74 years	107.06	0.00	75	15	32.06	-15.00	17.06
75 years and over	28.33	0.00	40	15	-11.67	-15.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							33.63

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Hudson's Hope DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Hudson's Hope DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	380	379.00	-1.00
Regionally Based Household Growth	32.33%	380	502.85	122.85
Scenario Average				60.93
Total New Units to Meet Household Growth Needs – 20 years				60.93

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Hudson's Hope DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	80	82.47
Local Vacancy Rate	1.40%	98.60%		81.14
Total New Units to Achieve 3% Vacancy Rate – 20 years				1.34

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Hudson's Hope DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	4.35
B. Persons Experiencing Homelessness	4.42
C. Suppressed Household Formation	33.63
E. Rental Vacancy Rate Adjustment	1.34
Total	43.74
Demand Factor	1.45
Total New Units to Address Demand Buffer - 20 years	63.64

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Hudson's Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	1.09	4.35
B. Persons Experiencing Homelessness	2.21	4.42
C. Suppressed Household Formation	8.41	33.63
D. Anticipated Growth	23.12	60.93
E. Rental Vacancy Rate Adjustment	0.34	1.34
F. Additional Local Demand	15.91	63.64
Total New Units - 5 years	51	
Total New Units - 20 years		168

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- A note on rounding: [per provincial guidelines](#), the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Pouce Coupe VL (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	255	180	285	300
Renters	35	110	55	20

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Pouce Coupe VL (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Pouce Coupe VL (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	300	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	20	0.00%	0.00
Total New Units to Meet ECHN - 20 years			0.00

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Pouce Coupe VL (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
64,725	720	1.11%	362	4.03
Total New Units to Homelessness Needs - 20 years				4.03

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Pouce Coupe VL (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	10
25 to 34 years	10	0
35 to 44 years	60	0
45 to 54 years	80	15
55 to 64 years	35	0
65 to 74 years	25	10
75 years and over	40	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Pouce Coupe VL (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	0
25 to 34 years	55	10
35 to 44 years	20	0
45 to 54 years	55	0
55 to 64 years	85	0
65 to 74 years	35	0
75 to 84 years	30	0
85 years and over	10	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Pouce Coupe VL (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	50	105	20	35
	20 to 24 years	55		15	
25 to 34 years	25 to 29 years	20	35	50	130
	30 to 34 years	15		80	
35 to 44 years	35 to 39 years	30	115	50	85
	40 to 44 years	85		35	
45 to 54 years	45 to 49 years	75	155	35	80
	50 to 54 years	80		45	
55 to 64 years	55 to 59 years	35	55	35	115
	60 to 64 years	20		80	
65 to 74 years	65 to 69 years	20	60	45	85
	70 to 74 years	40		40	
75 years and over	75 to 79 years	10		35	
	80 to 84 years	0		10	
	85 years and over	25	35	10	55

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Pouce Coupe VL (CSD, BC)						
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate		
	Owner	Renter	Total	Owner		Renter
15 to 24 years	0	10	105	0.00%		9.52%
25 to 34 years	10	0	35	28.57%		0.00%
35 to 44 years	60	0	115	52.17%		0.00%
45 to 54 years	80	15	155	51.61%		9.68%
55 to 64 years	35	0	55	63.64%		0.00%
65 to 74 years	25	10	60	41.67%		16.67%
75 years and over	40	0	35	114.29%		0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Pouce Coupe VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	9.52%	35	0.00	3.33
25 to 34 years	28.57%	0.00%	130	37.14	0.00
35 to 44 years	52.17%	0.00%	85	44.35	0.00
45 to 54 years	51.61%	9.68%	80	41.29	7.74
55 to 64 years	63.64%	0.00%	115	73.18	0.00
65 to 74 years	41.67%	16.67%	85	35.42	14.17
75 years and over	114.29%	0.00%	55	62.86	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Pouce Coupe VL (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 to 24 years	0.00	3.33	0	0	0.00	3.33	3.33
25 to 34 years	37.14	0.00	55	10	-17.86	-10.00	0.00
35 to 44 years	44.35	0.00	20	0	24.35	0.00	24.35
45 to 54 years	41.29	7.74	55	0	-13.71	7.74	0.00
55 to 64 years	73.18	0.00	85	0	-11.82	0.00	0.00
65 to 74 years	35.42	14.17	35	0	0.42	14.17	14.58
75 years and over	62.86	0.00	40	0	22.86	0.00	22.86
Total New Units to Meet Suppressed Housing Need – 20 years							65.12

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Pouce Coupe VL (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	24,900	32,950	32.33%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Pouce Coupe VL (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	315	287.00	-28.00
Regionally Based Household Growth	32.33%	315	416.84	101.84
Scenario Average				36.92
Total New Units to Meet Household Growth Needs – 20 years				36.92

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Pouce Coupe VL (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	20	20.62
Local Vacancy Rate	1.40%	98.60%		20.28
Total New Units to Achieve 3% Vacancy Rate – 20 years				0.33

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Pouce Coupe VL (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	0.00
B. Persons Experiencing Homelessness	4.03
C. Suppressed Household Formation	65.12
E. Rental Vacancy Rate Adjustment	0.33
Total	69.48
Demand Factor	1.45
Total New Units to Address Demand Buffer - 20 years	101.09

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Pouce Coupe VL (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.00	0.00
B. Persons Experiencing Homelessness	2.01	4.03
C. Suppressed Household Formation	16.28	65.12
D. Anticipated Growth	12.54	36.92
E. Rental Vacancy Rate Adjustment	0.08	0.34
F. Additional Local Demand	25.27	101.09
Total New Units - 5 years	56	
Total New Units - 20 years		207